









**In a PEACEFUL SETTING** nestled close to Sopwell country house Hotel, and Verulum golf course, this period cottage enjoying **EXPANSIVE COUNTRYSIDE VIEWS** onto the RIVER VER and nature trails. It has both charm and practical appeal; It is a pleasant surprise to discover such **CONVENIENT ACCESS** barely a mile from the city centre, mainline railway station, and local amenities. Major road links are minutes away.

**Asking Price: £875,000**

Originally built at the end of Queen Victoria's reign, 4 Butterfield Lane has been extensively and tastefully renovated to enhance its period features, such as original fireplaces, while ensuring a comfortable and exceptionally light and airy interior, with high ceilings and large windows that belie its age.

The original front door is framed by a porch, leading into a bright and spacious hallway and double height, turned staircase. The ground floor features a light-filled room that lends itself to many uses whether as a guest room, fourth bedroom, home office, playroom, additional reception room or studio. It features a vaulted ceiling, skylights, exposed beams, and a basin with the potential to add an additional shower. The spacious, dual-aspect lounge and dining room feature oak floors, plantation shutters, and ample natural light as well as an original fireplace, and French doors that open onto a patio and the rear garden. The adjacent, eat-in kitchen provides generous storage and is filled with light from a skylight and large sliding doors onto the patio. A study with views of the garden completes the ground floor.

Moving upstairs, the hallway features a wall of built-in storage, complementing the generous storage available in the three bright and spacious bedrooms, an en-suite toilet and basin, and the family bathroom. These double bedrooms offer delightful views and two original feature fireplaces. The third double bedroom is currently used as an office, with far-reaching views as well. The large family bathroom with Matki shower, bath, and underfloor heating also houses cupboards and convenient hookups for laundry.

Its mature cottage garden has been designed for low maintenance, with a large, paved driveway offering off-road parking and an electric car charging point in front and decked and paved areas that form a haven and opportunities for relaxation and entertainment behind. Already a spacious family home, 4 Butterfield Lane has plenty of scope for you to develop or expand further to suit your own needs, possibly by reactivating lapsed planning consents REF: 5/2005/1854

Council Tax Band: E

EPC Rating: D 67







Entrance Hall

Cloakroom

Living/Dining Room 7.55m x 3.63m (24'9" x 11'11").

Kitchen / Breakfast 5.80m x 2.92m (19' x 9'7").

Study 2.82m x 1.54m (9'3" x 5'1").

Bedroom 4 4.53m x 4.11m (14'10" x 13'6").

Bedroom 1 3.67m x 3.63m (12' x 11'11").

Ensuite Cloakroom

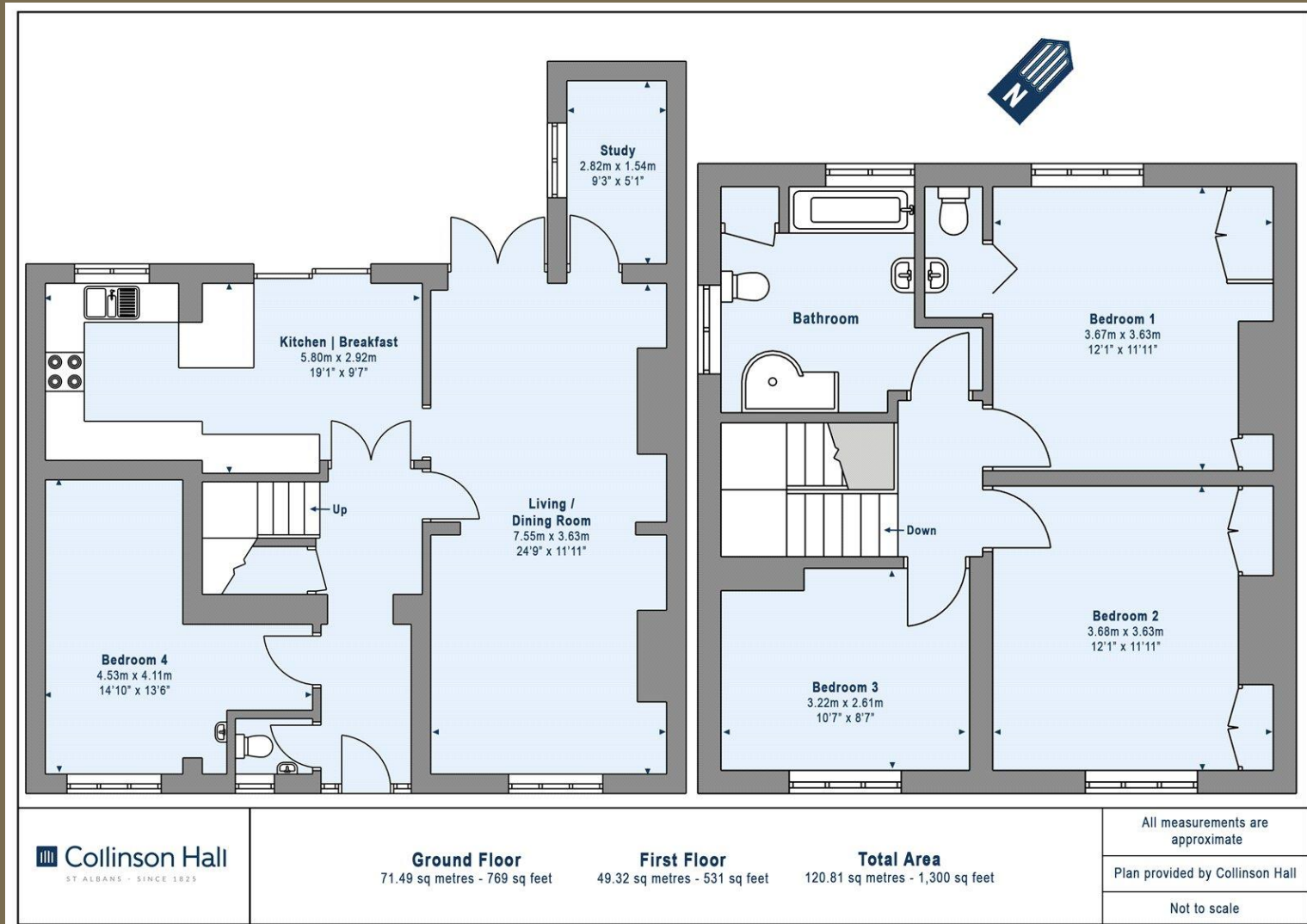
Bedroom 2 3.68m x 3.63m (12'1" x 11'11").

Bedroom 3 3.22m x 2.61m (10'7" x 8'7").

Bathroom

Garden





**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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