



Rags Lane, West Cheshunt



- CHARMING PERIOD HOME
- SPACIOUS OUTBUILDINGS
- 3 RECEPTION ROOMS
- 4 BEDROOMS
- 2 BATHROOMS
- UNIQUE SETTING
- PERMITTED PLANNING PERMISSION FOR ANNEX
- GENEROUS PLOT



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# Rosemary Cottage Rags Lane

West Cheshunt EN7 6TE

"Rosemary Cottage" offers an enchanting blend of historical charm and modern comfort. Originally the gardener's cottage for the iconic Burton Grange estate, dating back to the mid-1800s, this delightful four-bedroom period home is a haven of Victorian elegance with a touch of whimsy. Nestled on a generous plot, the property boasts large outbuildings currently used as a garage and office. These versatile spaces hold endless potential for your creative visions, subject to the necessary planning consents. The additional benefit of a separate gated entrance adds to the appeal. Set in the picturesque Rags Lane, the area surrounding "Rosemary Cottage" has seen wonderful rejuvenation in recent years. Goffs Oak and Cheshunt offer a wealth of amenities, including the convenient Brookfield Farm Shopping Centre. Highly regarded local schools are within easy reach, and major transport links by road and rail are easily accessible, making commuting a breeze. This characterful cottage also comes with permitted planning for an annex, providing even more possibilities for expanding your living space. Early viewing is strongly recommended to fully appreciate the unique charm and potential of this captivating home.

The property is located within easy reach of the village of Goffs Oak and Cuffley, as well as being close to Cheshunt and the recently refurbished Brookfield Shopping Centre. The University of Hertfordshire is only a 23 minutes drive away, whilst the A10 and M25 are both easily accessible providing direct links into London going South or Cambridge going North.



**Rags Lane, Goffs Oak, EN7 6TE**  
 Total Area: 123.4 m<sup>2</sup> ... 1328 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		