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## Cautherly Lane, Great Amwell

A beautifully presented Grade II Listed character cottage with attractively landscaped gardens in the heart of this much sought-after village.

**£1,150,000**

01992 87 85 80

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### Overall Description

Filmer Cottage, named after earliest known owner Susan Filmer, is a beautifully presented Grade II Listed detached property in the heart of the sought-after village of Great Amwell just a short drive from Ware. The property has been lovingly updated by its current owners over the last 22 years and it has a long and interesting history dating back prior to 1711, when it was first rebuilt, following which it was comprehensively remodelled by the illustrious Victorian architect, geologist and civil engineer Robert W Mylne in 1877. The property has a great deal of character and charm but despite being called a cottage, has surprisingly good-sized rooms, with an unexpected but gratifying sense of light and space, particularly in the main sitting room, kitchen/dining room, bedrooms and bathroom. The property also has a snug in what was formerly a hayloft, a downstairs shower-room and steps down to a lower level with office/occasional fourth bedroom, utility and cellar. The mature cottage style gardens are a real feature of this property, attractively landscaped and on three sides. There is a separate outbuilding, originally Rose Cottage, but now a double garage with gym and store room above. Next to this is the private driveway with ample parking. If you are looking for something a little out of the ordinary in a desirable village location, then we would strongly recommend coming to see this delightful period home. We have an Open House booked from 10am to 11am on Saturday 12th July so please call to book to come and look around.

### Location

This charming property is located at the heart of the picturesque and sought-after village of Great Amwell, just a mile and a half outside of Ware, at the northern end of the Lea Valley in East Hertfordshire. The village has a church (St John the Baptist - next door), excellent school (St John The Baptist CE Primary School), pre-school (Little-uns), well regarded pub/restaurant (George IV - just across the road) and Parish Hall which hosts the Amwell Society. The house is in the catchment for the village Primary school and Presdales in Ware and there are other excellent schools locally including Haileybury in Hertford Heath. The village is perfect for walking and cycling with the Amwell Nature Reserve just a short walk away, a designated Site of Special Scientific Interest (SSSI) and a wetland site of international importance. There are excellent travel links close-by with train stations at Ware, St Margarets and Broxbourne with regular services to London. The A10 is just a few minutes drive away and leads to the M25 in around 20 minutes.

### Accommodation

A wrought iron gate leads to a path across the garden to the wooden front door into the:

#### Hall 6'4 x 4'7 (1.93m x 1.40m)

Period-style radiator. Open-plan into the:

#### Sitting Room 23'7 x 16'3 (7.19m x 4.95m)

Window to front and rear. Bay window to side. Inglenook fireplace with brick surround and tiled hearth. Exposed beams. Two period-style radiators. Stairs to first floor with under-stairs cupboard. French doors out to the back garden.

#### Kitchen/Dining Room 16'5 x 14'3 (5.00m x 4.34m)

Window to front and rear. Bespoke hand-built kitchen units with wooden work-tops and a ceramic sink. Inglenook with tiled surround housing an electric range oven with gas hob. Two fitted fridges and dishwasher. Deep larder with shelving. Exposed beams. Wood-effect Amtico flooring. Telephone point. Radiator.

#### Snug 16'7 x 7'2 (5.05m x 2.18m)

Formerly the hay-loft but now used as a TV room/snug. Three windows to side. Telephone point. Steps down to the cabin.

#### Shower Room 9'9 x 7'2 (2.97m x 2.18m)

Window to side and circular window to rear. Double fitted shower cubicle with travertine tiled surround and glass shower screen. Vanity unit with wash-hand basin and cupboard beneath. Low-level WC. Modern heated towel-rail. Tiled walls and floor.

#### Office/Occasional Bedroom 4 15'8 x 6'7 (4.78m x 2.01m)

Called the "Cabin" and accessed down steep steps from the Snug above. Window to front. Exposed brickwork. Fitted double wardrobe and shelving. Cupboard housing the electric meter. Wall-mounted electric heater. Pine floorboards.

#### Laundry Room 8'7 x 6'8 (2.62m x 2.03m)

Space and plumbing for washing-machine and tumble-drier. Deep fitted cupboards. Tiled floor. Cupboard with hot water cylinder. Cupboard housing central-heating boiler. Door to steps leading up past the cellar to the garden.

#### First Floor 10'8 x 6'11 (3.25m x 2.11m)

From the sitting room stairs lead up to the first floor landing. Window to rear.

#### Bedroom One 20'2 x 10'9 (6.15m x 3.28m)

Window to front and bay window to side. Exposed roof timbers. Pine floorboards. Period-style radiator.

#### Bathroom 11'8 x 5'10 (3.56m x 1.78m)

Window to rear. Raised plinth with roll-top bath. Low-level WC. Wash-hand basin. Wooden flooring. Period-style radiator.

#### Bedroom Two 16'9 x 9' (5.11m x 2.74m)

Window to front. Victorian cast-iron fireplace. Period-style radiator.

#### Bedroom Three 12'8 x 7'7 (3.86m x 2.31m)

Window to side with far-reaching countryside view. Victorian cast-iron fireplace. Period-style radiator.

### Outside

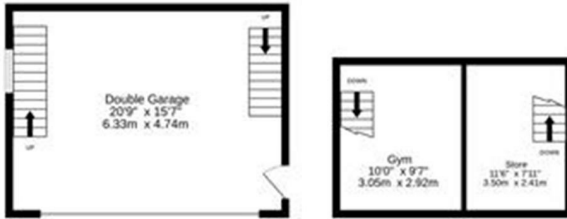
The gardens for this property are a real delight, accessed at the front through a wrought-iron gate and extending around three sides of the house. There is a further right-of-way up a neighbouring drive to a second wrought-iron gate into the front garden. The front and rear gardens are separated by low iron railings and another gate with the back garden having well-stocked raised flower beds, a raised pond with water-fall feature and a sunny decking area. To the side of the house is the private driveway with space for 3/4 cars and a POTTING SHED. At the end of the drive is the BRICK OUTBUILDING (formerly Rose Cottage) divided into a double garage, gym and store. GARAGE: (20'9 x 15'7) with double garage door, electric light and power, storage cupboard and steps up both sides to a STORE ROOM (11'6 x 7'11) and GYM (10' x 9'7). A door leads from the garage to steps leading up the the back garden by the decking.

### Services and Other Information

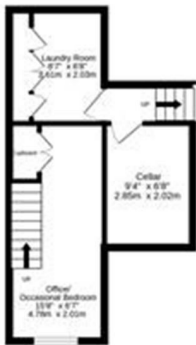
Mains water, drainage, gas and electricity. Gas central-heating. Sky TV aerial. Telephone connected. Council Tax Band G. Grade II Listed.



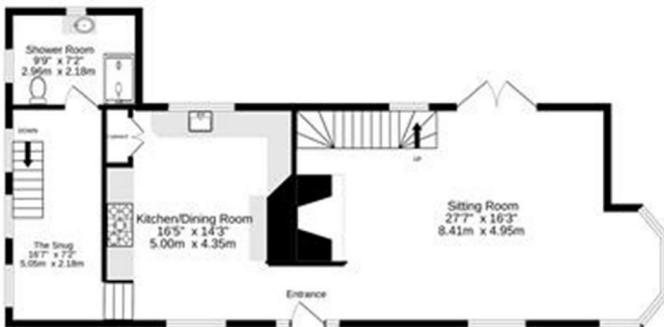
Double Garage/Gym/Store  
104 sq.ft. (9.7 sq.m.) approx.



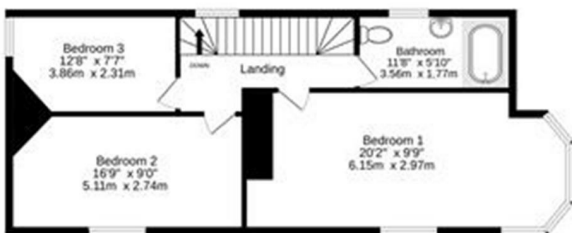
Basement  
260 sq.ft. (24.1 sq.m.) approx.



Ground floor  
808 sq.ft. (75.0 sq.m.) approx.



1st Floor  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 2224 sq.ft. (206.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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