



Holly Lodge

Buckettsland Lane, Borehamwood WD6



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CHAIN FREE

Secluded Detached Cottage with Exceptional Potential.

Set along a private road and surrounded by open fields, this secluded three-bedroom detached cottage is situated in the village of Well End, a semi-rural enclave conveniently positioned close to Borehamwood, Shenley and Radlett. The property sits on a generous 0.28-hectare plot and offers a rare opportunity for renovation, extension, or complete redevelopment (STPP).

The property enjoys a wonderfully private setting, with gardens that wrap around the house and provide uninterrupted views across neighbouring countryside. The size and position of the plot create significant scope for enhancement, whether modernising the existing cottage, extending, or exploring a knock-down and rebuild project, subject to the necessary consents.

Internally, the home offers flexible accommodation with three reception rooms, providing ample space for family living and entertaining. A bright conservatory overlooks the gardens and fields beyond, further enhancing the connection to the surrounding landscape.

Externally, the property benefits from off-street parking for multiple vehicles and extensive outdoor space ideal for landscaping, gardening, or future development.

Offered chain-free, this is an exceptionally rare opportunity to acquire a detached home in such a private and scenic location, combining rural tranquillity with outstanding potential.

Well End enjoys an excellent balance of countryside living and connectivity. The property benefits from superb transport links, with both the A1 and M25 within easy reach, and Borehamwood & Elstree Station providing direct and efficient access into Central London. The area is further enhanced by its proximity to established and emerging employment and creative hubs, including Elstree Film Studios and the new Sky Studios world headquarters, reinforcing the long-term appeal and prestige of the location. A wide selection of shops, cafés, schools and essential amenities can be found in nearby Borehamwood, Shenley and Radlett.







































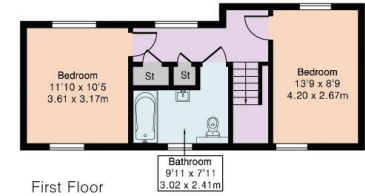
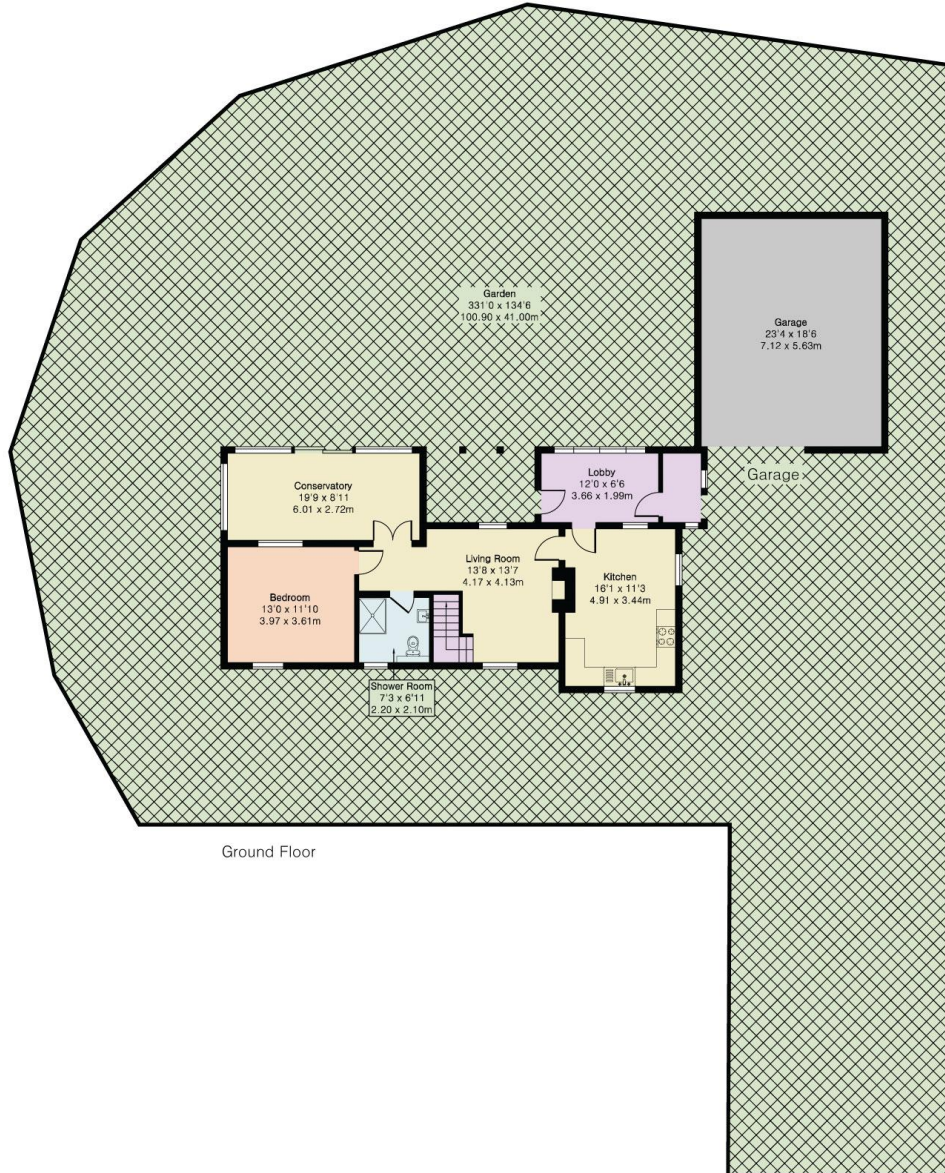


**Approximate Gross Internal Area 1360 sq ft - 127 sq m
(Excluding Garage)**

Ground Floor Area 933 sq ft – 87 sq m
 First Floor Area 427 sq ft – 40 sq m
 Garage Area 431 sq ft – 40 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

Local Authority:
 Hertsmere Borough
 Council
Council Tax Band: G
 FREEHOLD



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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