



Castles

NEW GROUND ROAD
Aldbury, HP23 5SF

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£1,000,000
(Freehold)

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This period detached cottage is nestled in a highly sought-after village on the outskirts of Tring



As you enter through the spacious hallway, you'll be greeted by the timeless elegance of this home. The heart of the cottage lies in its large living room, boasting double windows that flood the space with natural light, adorned with a soothing cream palette that sets a serene ambiance. A focal point is the cast iron feature fireplace, adding warmth and character to the room. For those who enjoy the art of culinary craftsmanship, the country-style kitchen awaits, with cream cabinets, tiled flooring, and a charming butler sink. The centrepiece is the cream Aga, evoking a sense of traditional comfort. A door conveniently leads from the kitchen to the garden, perfect for alfresco dining on warm summer evenings. Adjacent to the kitchen is a separate fitted utility room, ensuring practicality and efficiency in household tasks. The dining room exudes rustic charm with its wood flooring, double windows, and inviting open fireplace, creating an inviting space for gatherings with family and friends. On the ground floor, a generously sized double bedroom awaits, offering versatility and convenience, featuring dual aspect windows. The fully tiled bathroom provides a luxurious retreat with elegant wood panelling, complementing the downstairs accommodation. A dedicated study with a cast iron fireplace completes the ground floor layout, offering a tranquil space for work or relaxation. Ascend the stairs to the large landing adorned with a range of storage cupboards, providing ample space for organization and functionality. Three double bedrooms await on the upper level, each adorned in neutral tones, offering comfort and serenity. Bedroom 3 boasts additional storage cupboards, catering to practical living. The fully tiled family bathroom, complete with a separate shower cubicle, perfect for unwinding after a long day. Step outside to the expansive third of an acre garden, predominantly laid to lawn, offering a picturesque backdrop of fields and hills beyond, creating a serene oasis for relaxation and enjoyment of the outdoors.

Specifications

- 4 BEDROOMS
- 3 RECEPTIONS
- 2 BATHROOMS
- DETACHED HOUSE
- GARDEN
- DRIVEWAY
- RURAL LOCATION
- PERIOD PROPERTY



Embrace the charm and tranquility of village life with this captivating period cottage



A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

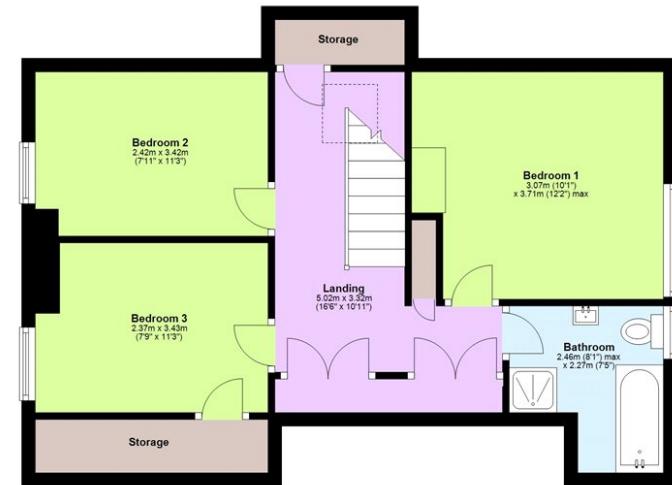
Council Tax Band: G

EPC Rating: F

Ground Floor
Approx. 100.6 sq. metres (1083.0 sq. feet)



First Floor
Approx. 51.5 sq. metres (554.3 sq. feet)



Total area: approx. 152.1 sq. metres (1637.2 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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