



Castles

HOGPITS BOTTOM  
Flaunden, HP3 0PX



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£1,350,000  
(Freehold)

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CASTLES ESTATE AGENTS welcome you to your dream Victorian cottage nestled in a tranquil rural setting



Step up through the charming front garden, and you are greeted by a picturesque entrance leading to a spacious reception hall. Adorned with chalk white walls, solid wood flooring, and a cozy log burner, it's the perfect spot to shake off muddy boots and hang coats after a countryside stroll. The triple aspect sitting room exudes warmth with its natural wood flooring and soft, pale colour palette, creating a serene atmosphere for relaxation. The heart of the home lies in the fully fitted country-style kitchen/diner, boasting large beige floor tiles, chalk white cabinets, a classic butler sink, and luxurious dark granite worktops. With an island and range cooker, it's a chef's delight. Patio doors open onto the expansive garden, seamlessly blending indoor and outdoor living. Convenience meets style in the fully fitted utility room, offering side access for added functionality. An inner vestibule hall leads to a comfortable reception room featuring warm wood floors, pale hues, and a bay window, perfect for unwinding with a book or entertaining guests. A crisp white downstairs cloakroom conveniently completes the ground floor.

Upstairs, discover three generously sized double bedrooms, each offering its own unique charm. The dual aspect master bedroom is L-shaped and bathed in neutral colours with a soft carpet underfoot. The beautifully tiled Victorian-style ensuite shower room adds a touch of elegance, while the modern family bathroom features a standalone bath and fully tiled shower cubicle.

Outside, the property boasts a sprawling two-acre garden with a paddock, providing ample space for outdoor activities and enjoying the scenic surroundings. A stone patio and a second brick-built covered seating area with a fireplace offer the perfect setting for al fresco dining or cozy evenings by the fire. A gravel drive leads to a barn and workshop, providing additional storage and workspace. Ample driveway parking and a garage complete this idyllic countryside retreat.

## Specifications

- 3 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- DETACHED HOUSE
- OUTBUILDING
- 2 ACRE GARDEN
- GARAGE
- RURAL LOCATION





Experience rural living in this beautifully maintained Victorian cottage, where timeless elegance meets modern comfort



#### **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 Duchy 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.



**Lower Ground Floor**  
Approx. 15.3 sq. metres (164.5 sq. feet)

**Ground Floor**  
Approx. 102.7 sq. metres (1106.0 sq. feet)

**First Floor**  
Approx. 58.0 sq. metres (624.2 sq. feet)

**Outbuilding**  
Approx. 46.7 sq. metres (502.2 sq. feet)

Total area: approx. 222.7 sq. metres (2397.0 sq. feet)

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

Tenure: Freehold  
Council Tax Band: G  
EPC Rating: TBC

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**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**  
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