



Dagnall

OFFERS IN EXCESS OF

£1,250,000

This three bedroom detached former lodge cottage which was originally built to overlook the entrance and drive way to the Hoo country house, is beautifully situated on a plot of approximately 3 acres and has views over the surrounding Gade Valley countryside and Ashridge beyond. The property is situated on the edge of the highly regarded hamlet of Hudnall common and is approximately 6 miles from Berkhamsted Station and shops and approximately 11 miles from St Albans.

Thought to have been built in the 1910s the very well-proportioned accommodation comprises of an entrance porch, entrance hall with stairs leading to the first floor, three reception rooms including a south westerly facing garden room with its own well and decorative log burner, a good sized kitchen and a vaulted ceiling bathroom. To the first floor there are three good sized double bedrooms all with stunning views over the surrounding countryside.

The grounds extend in excess of three acres, two of which are paddocks, with the remaining including an outside office which is ideal for working from home, two timber built storage units, a good sized patio ideal for entertaining, as well as being mainly laid to lawn and enclosed by bush hedging. The gravel drive to the side of the property provides off-street parking

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Situated in excess of two acres of surrounding land is this well presented detached cottage.



The Location - The surrounding town of Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. Not forgetting the famous Rex cinema. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively, and numerous retail parks which are easily accessible. Milton Keynes and London are both also easily accessible via the M1 motorway.

- There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

Proximity To train Stations -
Berkhamsted station 5.3 miles
Hemel Hempstead station 5.6 miles

Sporting Interests In

Berkhamsted - Berkhamsted
Lawn Tennis & Squash Rackets
Club - <http://www.bltsrc.co.uk/>
Berkhamsted Rugby Union
Football Club - [http://
www.pitchero.com/clubs/
berkhamstedrufc](http://www.pitchero.com/clubs/berkhamstedrufc)
Berkhamsted Golf Club -
[www.berkhamstedgolfclub.co.
uk](http://www.berkhamstedgolfclub.co.uk)
Berkhamsted Leisure Club &
Gym - [http://
www.sportspace.co.uk/](http://www.sportspace.co.uk/)

Primary Schools - Great
Gaddeson Church of England
Primary School
Gaddeson JMI Primary School
Studham c of e Primary School

Secondary Schools - John F.
Kennedy Catholic School, Hemel
Hempstead
The Astley Cooper Secondary
School, Hemel Hempstead
Ashlyns School, berkhamsted

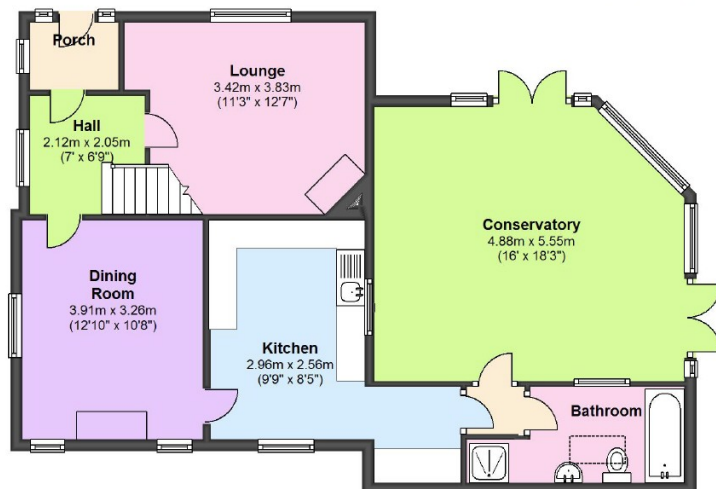




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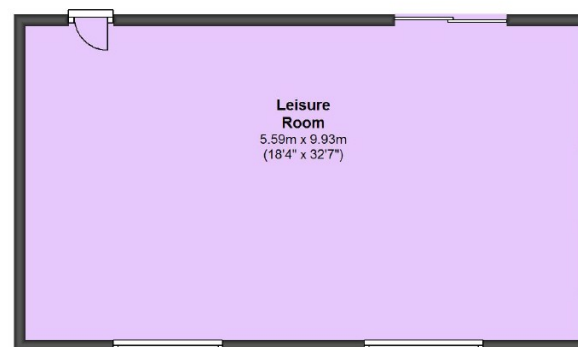
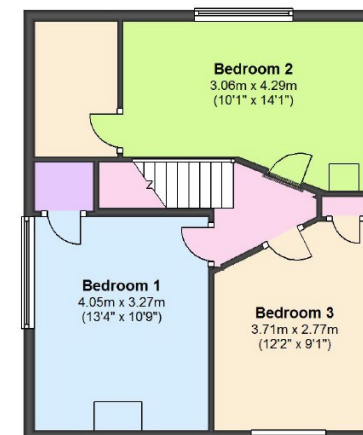
Ground Floor

Approx. 139.9 sq. metres (1506.4 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 181.9 sq. metres (1957.6 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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