



**Little Gaddesden, Little Gaddesden Berkhamsted HP4 1PF**



Inside, the property boasts a beautifully presented lounge, complete with a feature fireplace that adds warmth and character. The generous kitchen/breakfast room is perfect for both everyday living and entertaining, while a separate utility room adds practicality. The ground floor also features a stylish bathroom and a versatile third bedroom-ideal as a guest room, office or snug. Upstairs, you'll find two further well-proportioned bedrooms, including a lovely principal suite with its own en-suite shower room. Outside, the cottage continues to impress with a stunning and expansive rear garden-thoughtfully landscaped and bursting with colour, it offers a private haven for relaxation and al fresco dining. This is a rare opportunity to own a delightful period home in one of Hertfordshire's most sought-after villages, surrounded by natural beauty and rich in local heritage.





**welcome to**

## **Little Gaddesden, Little Gaddesden Berkhamsted**

- Character Cottage
- Three Bedrooms
- Kitchen/ Breakfast Room
- Utility
- Two Bathrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers in excess of

**£700,000**

### **Agents Note:**

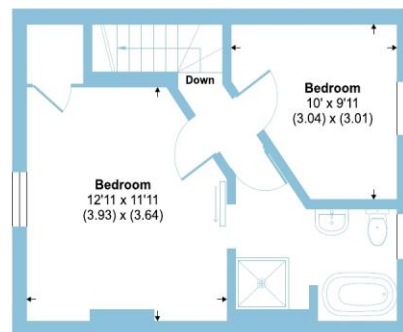
Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

Nestled in the picturesque village of Little Gaddesden, just moments from the stunning National Trust Ashridge Estate, this charming three-bedroom character cottage offers the perfect blend of countryside tranquillity and timeless appeal.

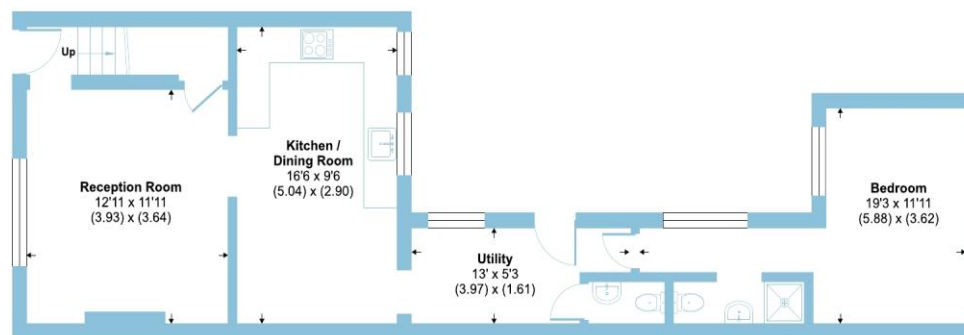
### **Little Gaddesden, Berkhamsted, HP4**

Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Brown & Merry. REF: 1278926



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Property Reference:  
BKH103048- 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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