



REGENT  
ESTATES

# LEDGEMORE LANE, GREAT GADDESSEN, HEMEL HEMPSTEAD

£1,795,000 Freehold

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## ACCOMMODATION

A fabulous period detached house with separate double garage and annex within a 1/3 acre plot and set in a lovely rural location on the outskirts of the sought after village of Great Gaddesden.

Extensive program of enlargement and full renovation, Dropshort Cottage has been completed to the highest standard throughout. Security cameras and 'Symphony' lighting have been installed and, a hot air source heat pump with under floor heating.

The house boasts in excess of 3,900 sq ft of living space and offers four bedrooms, each with their own fully tiled en-suites and digitally controlled showers, three main reception rooms with oak floors to family room, hall and dining room, granite fireplace in the main reception room with feature log burner and, an impressive 29' x 16' fully fitted kitchen/breakfast room with a vaulted ceiling, integral dishwasher, full height fridge and freezer units, central island and a separate utility room.

Part Exchange considered. Please contact Regent Estates office for more details.

Council Tax Band - F

## LOCATION

Approx. Mileages: Berkhamsted - 4.1 miles, (London Euston from 30 minutes), M1 (junction 8) - 6.5 miles, M25 (junction 20) - 8 miles, London Luton Airport - 13.5 miles.

Great Gaddesden is located on the edge of the Chiltern Hills in a designated Area of Outstanding Natural Beauty.

The neighbouring National Trust Ashridge Estate offers a multitude of footpaths and bridleways and is owned by the National Trust.

The nearby towns of Berkhamsted and Hemel Hempstead provide an extensive range of shopping and recreational facilities as well as an excellent choice of both private and state schooling including the renowned Berkhamsted School for boys and girls.

There is a good choice of golf and tennis clubs in the vicinity including the much acclaimed courses at nearby Berkhamsted and Ashridge.

## OUTSIDE

The house stands within a large plot of about a 1/3 acre with mature trees and shrubs and adjoins open countryside with stunning far reaching views. The garden has been beautifully landscaped with a full length tiled patio, new brick and flint retainer wall, and well defined established borders.

The property also benefits from a large, detached timber framed open bay double garage with additional annex comprising a large open plan living space with two double doors leading onto the gardens and a shower room.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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