



Ashley Cottage

Ashley Cottage, Ashley Green, Chesham, HP5 3PN | Guide Price £1,650,000 Freehold

 5 Bedrooms  3 Bath/Shower Rooms  2 Reception Rooms  Off-Street Parking  Landscaped Rear Garden + Annexe  
 EPC Band n/a  Council Band: G £3,728.78 (2024/2025)  Buckinghamshire Council

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## Ashley Cottage, Ashley Green, Chesham

Nestled in half-acre grounds in Ashley Green, this enchanting Grade II Listed residence has many original features and a self-contained Victorian annexe and is located close to highly regarded Grammar Schools.

### Description

Nestled within half an acre of lush, secluded grounds lies Ashley Cottage. This enchanting residence is found in the heart of Ashley Green, a village just beyond Berkhamsted and within Buckinghamshire's grammar school catchment area. This charming property, centrally positioned in the village, boasts rustic wooden beams and floors, inviting original fireplaces and fantastic entertaining areas. Adding to its allure is a self-contained one-bedroom Victorian barn annexe, ideal for hosting guests, operating a B&B, or accommodating a relative seeking their own quarters. The cottage maintains utmost privacy, its presence discreetly shielded by mature trees and foliage. A spacious gravel driveway, capable of accommodating numerous vehicles, provides ample parking. Despite its seclusion, this delightful residence remains firmly rooted in the vibrant village community. The ground floor's expansive reception areas - a generous living room, a kitchen-linked dining room, and a generous study - offer versatile spaces suitable for relaxing with the family or entertaining friends. The farmhouse-style kitchen, complete with an Aga cooker and separate gas cooker, is complemented by a pantry, utility room, lobby and a convenient downstairs cloakroom. The first floor has four generously sized bedrooms, one with an en-suite bathroom and a family bathroom with a roll-top bath, all accentuating the property's historical charm. The second floor boasts two attic spaces, offering additional storage, or potential for further customisation. Accessed via double doors from the dining room, the outdoor dining space opens onto a beautifully maintained garden, offering large areas of lawns and secluded patios, shielded by an expertly crafted hedge and established trees. Situated within the cottage's grounds, the detached barn annexe features a double bedroom, a spacious kitchen/dining/seating area which is packed with character. This space is perfect for guests, as a home office or as an Airbnb. Two additional outbuildings currently serve as a gym, workshop, and storage space.

### Location

Positioned opposite St John the Evangelist Church in Ashley Green, Ashley Cottage enjoys a prime location equidistant from Berkhamsted, Hertfordshire, and Chesham, Buckinghamshire. Despite its secluded setting, the cottage offers convenient access to transport links, amenities, and scenic walks in the nearby Chiltern Hills. The property benefits from close proximity to railway stations, with Berkhamsted offering direct links to Euston just 2 miles away, and Chesham providing underground Metline services at the same distance. Additionally, the A41 provides easy access to the M25 motorway. Ashley Cottage resides within Buckinghamshire's esteemed grammar school catchment area, encompassing institutions such as Chesham Grammar and Dr. Challoner's Grammar School.







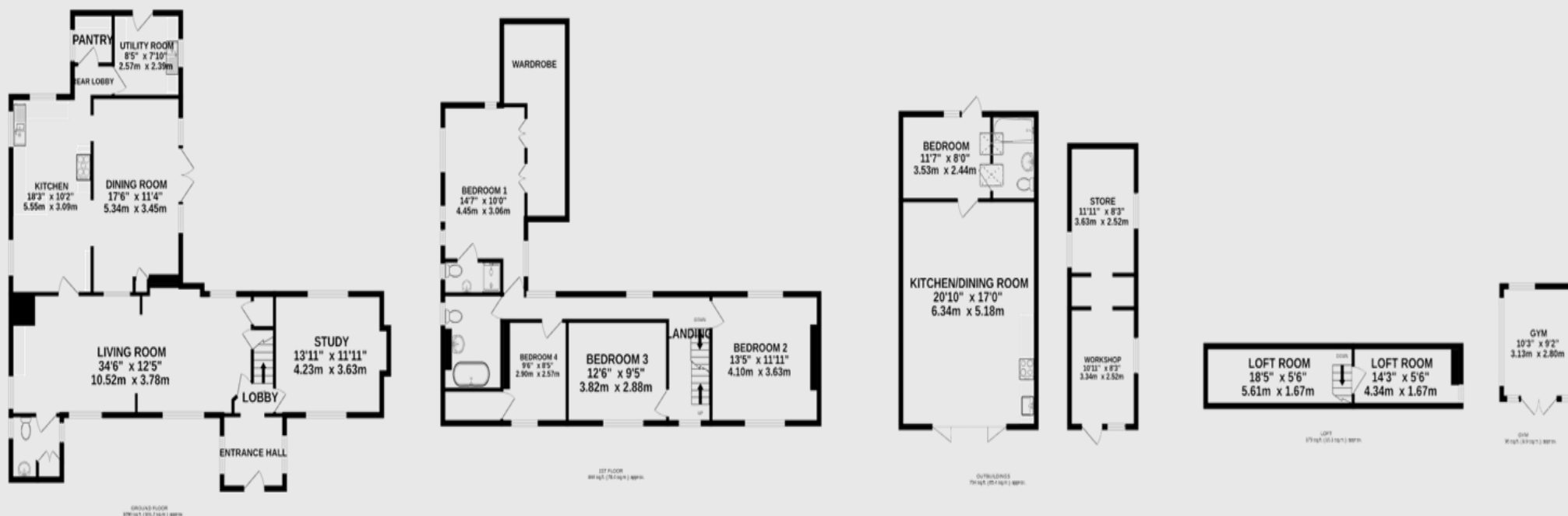












TOTAL FLOOR AREA : 3086sq.ft. (286.7 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

#### IMPORTANT INFORMATION:

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