



Main Road South, Dagnall, HP4 1QX
Asking price £725,000

Sears & Co
estate & letting agents

The entrance lobby provides a warm welcome into this lovely cottage. The living room is spacious yet cosy and features a gorgeous open fireplace with a traditional wood burning stove. The dining room is bright and airy and boasts a beautiful ornamental fireplace. The study has full length leaded light French doors that lead to the garden.

The country style kitchen is the heart of this home. The gorgeous terracotta floor is an original feature and double aspect windows provide breathtaking views over Ashridge and Little Gaddesden. The family bathroom is immaculately presented located on the ground floor.

Upstairs there are three good sized bedrooms, all with stunning views of fields and rolling hills. There is a separate WC and wash basin. Bedroom one and two are spacious doubles. Bedroom three is a large single, which has a charming, exposed brick chimney breast. The attic room, which runs the entire length of the cottage, is accessed via a separate door and staircase from bedroom three.

Externally the rear, south facing private garden is a true delight, from the garden you can access the garage and also the utility and boot room along with the brick and flint cellar currently used for storing wine. Contact Sears & Co to arrange a viewing on this exquisite home.



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A SYMPATHETICALLY RENOVATED and superbly presented three bedroom Grade II listed Character Cottage dating back to circa 1700s. Retaining many outstanding period features. The property also has the rare benefit of DETACHED DOUBLE GARAGE with remote controlled electric doors.

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Wooden Front Door

Entrance Hallway

Radiator. Stairs rising to the first floor accommodation. Access to the living room & dining room.

Living Room

Secondary glazed window. Open fire place with log burning stove. Radiator.

Dining Room

Secondary glazed window. Ornamental log burner. Radiator. Access to the study/office and the kitchen/breakfast room.

Office/Study

Wooden door leading to the garden. Two windows. Two store cupboards. Radiator. Recessed down lighting.

Kitchen/Breakfast Room

A dual aspect room with a secondary glazed window and a glazed window with spectacular views. Fitted with a range of eye and base level units with work surfaces over. Inset butler sink. Integrated oven, electric hob, low level fridge and dishwasher. Terracotta tiled flooring. Partial tiling to wall. Radiator. Access to the inner hallway.

Inner Hallway

Store cupboard. Radiator. Access to the bathroom. Door leading to the garden.

Family Bathroom

Double glazed window. Refitted with a traditional three piece suite to include a panel enclosed bath with glass screen and shower over, pedestal wash hand basin and low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting.

First Floor Landing

Access to all rooms. Airing cupboard.

W/C

Fitted with a low level w/c and a cabinet enclosed wash hand basin. Radiator.

Bedroom One

A dual aspect room with a secondary glazed window and a glazed window. Radiator. Fire place.

Bedroom Two

Secondary glazed window. Wood flooring. Radiator.

Bedroom Three

Secondary glazed window. Radiator. Door with stairs leading to the attic rooms.

Attic Rooms

Accessed via a door from bedroom three. Currently utilised as storage space.

To The Front

An area of gated front garden mainly laid to lawn with steps and a pathway to the front door.

To The Rear

A private south facing garden with far reaching views. The garden is arranged with an area of patio, lawn and mature planting with further patio to the gardens end. Enclosed by a mix of timber panel, willow fencing and hedging. There is a pathway leading to the bin store and access door to the double garage. There is also an access door to the utility room. Outside tap.

Utility Room

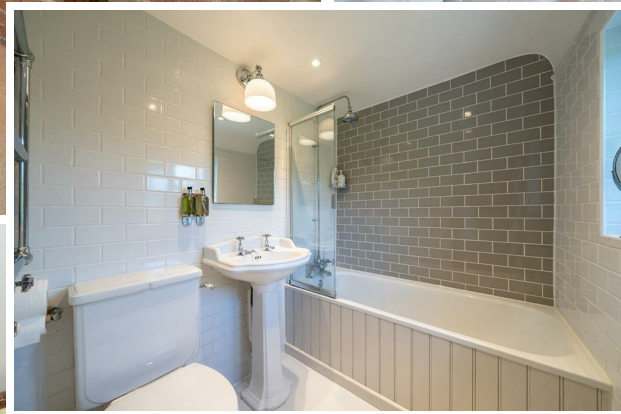
Two glazed windows. Butler sink. Space for a low level freezer, washing machine and tumble dryer. Quarry style floor tiling. Stairs leading down to the cellar.

Cellar

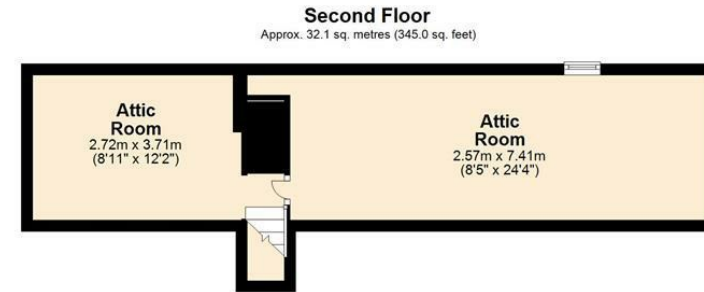
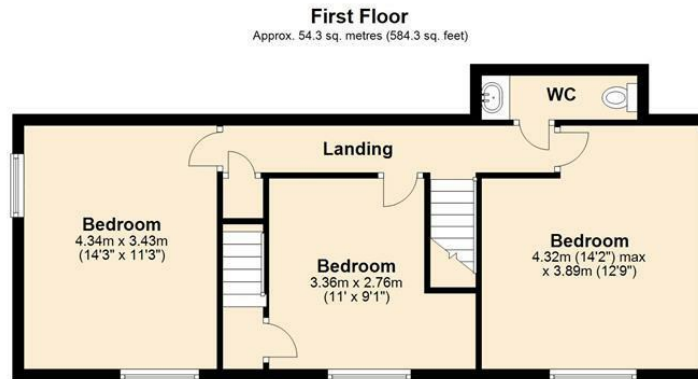
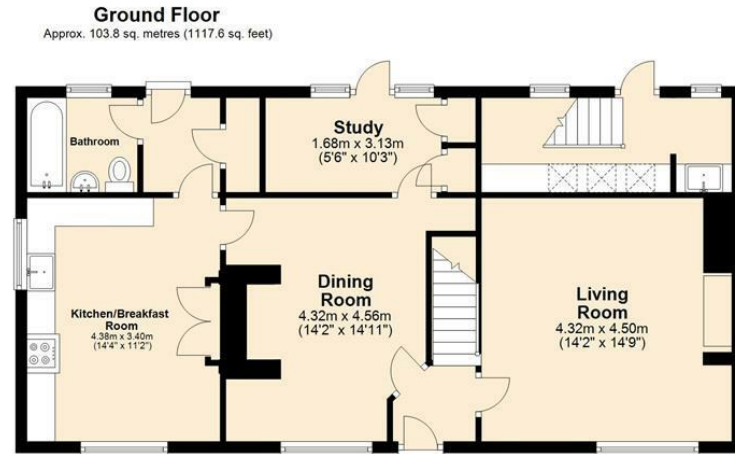
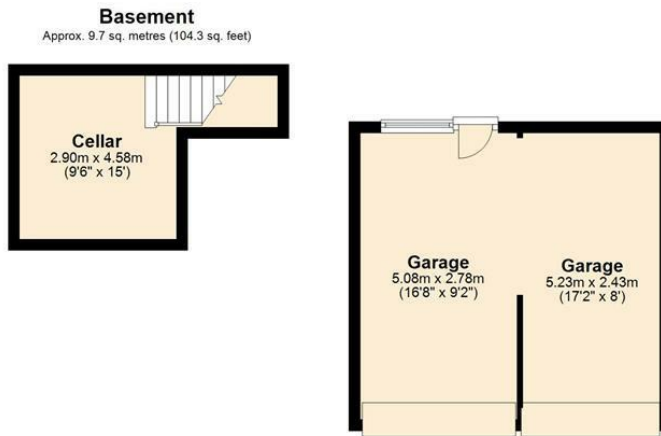
Currently used to store wine. Power & lighting.

Double Garage

Accessed via a courtesy door from the garden and electric roller doors from the front of the garage. Glazed window.







Total area: approx. 199.9 sq. metres (2151.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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