

# Dropshort Cottage

Great Gaddesden, Hemel Hempstead, Hertfordshire







# A delightful, extended and refurbished period home with a separate annexe, totalling almost 5,000sq.ft, on the edge of Great Gaddesden.

Berkhamsted 4 miles (London Euston from 30 minutes), M1 (J8) 6.5 miles, M25 (J20) 6 miles, Luton Airport 13.5 miles.  
(Distances and times approximate).

  
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## Summary of accommodation

**Ground Floor:** Entrance hall | Living room | Dining room | Family room | Open plan kitchen/breakfast room | Utility room | Cloakroom | Plant room

**First Floor:** Main bedroom with en suite bathroom and dressing room  
Three further bedrooms (two with en suite facilities) | Family bathroom

## Annexe

Open plan living room/bedroom | Kitchenette | shower room

## Garden and Grounds

Landscaped gardens | Patio | Double garage

**In all about 0.38 acres**





## Situation

Situated up a quiet lane on the edge of Great Gaddesden, Dropshort Cottage is in an area of Outstanding Natural Beauty and is close to the National Trust owned Ashridge Estate offering peaceful walks and rides.

The nearby towns of Berkhamsted and Hemel Hempstead offer an eclectic range of shopping, entertainment, pubs and restaurants. There is an excellent selection of schooling for children of all ages, both state and independent.



## Dropshort Cottage

A lovely, extended and refurbished period home with a separate annexe and large double garage.

The house extends to just over 3,900 sq ft of accommodation, laid out as shown in the enclosed floorplan. Benefitting from underfloor heating (an air source heat pump), Symphony Lighting, digitally controlled showers and security cameras, the house is finished to the highest standards.









## Annexe

Adjacent to the house is the very useful annexe with shower room and kitchen area, along with an oversized double garage.

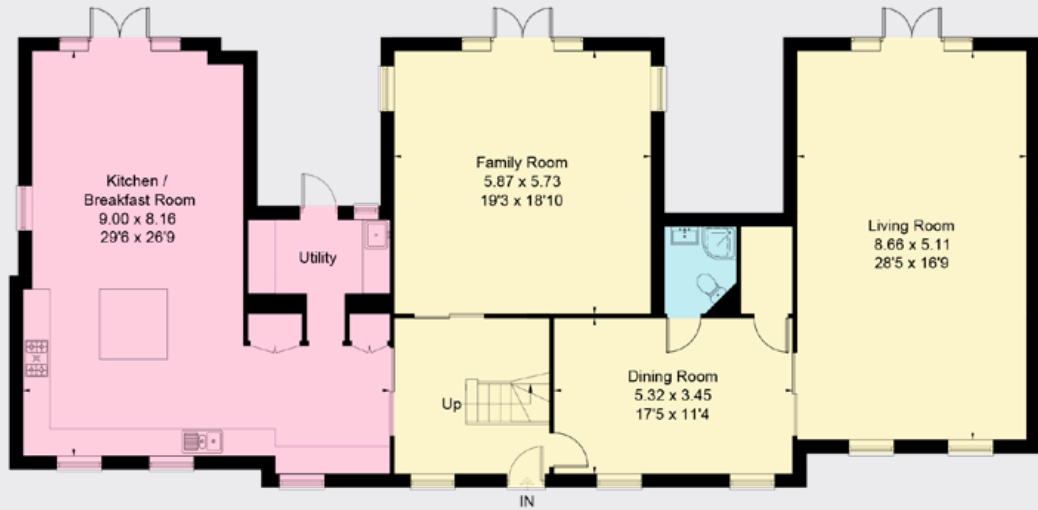
## Outside

The landscaped gardens extend to around  $\frac{1}{3}$  of an acre with lovely countryside views beyond. There is a full length patio across the rear of the house leading to the lawns, interspersed with mature trees, shrubs and borders.

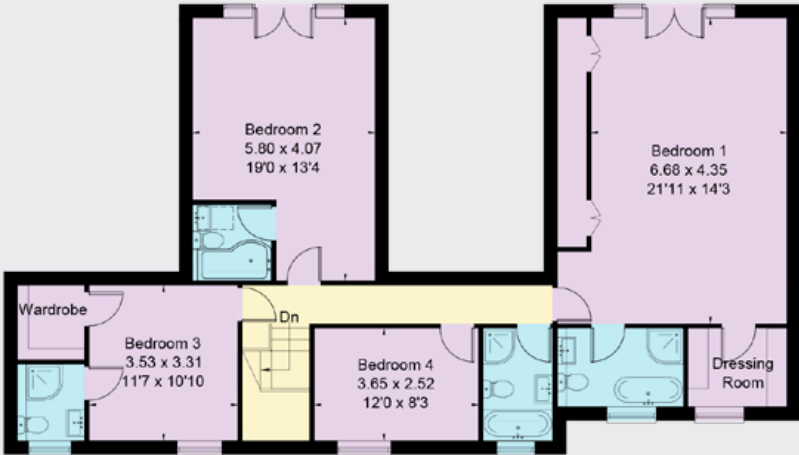


FLOORPLANS

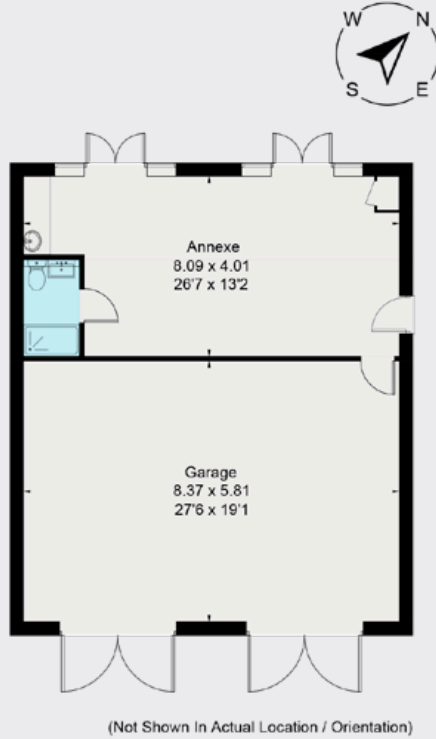
Approximate Gross Internal Floor Area  
Main House: 368.3 sq m / 3,965 sq ft  
Outbuilding: 82.7 sq m / 890 sq ft  
Total: 451.0 sq m / 4,855 sq ft



Ground Floor



First Floor



PROPERTY INFORMATION

Property Information

**Services:**  
Underfloor heating powered by an air source pump,  
private drainage, mains water and electricity.

**Tenure:**  
Freehold.

**Local Authority:**  
Dacorum Borough Council

**Council Tax:**  
Band F

**EPC:**  
B (rating 81)

**Postcode:**  
HP2 6HB

**what3words:**  
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**Viewings:**  
All viewings strictly by appointment only through the  
vendors' joint selling agents, Knight Frank LLP.



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Particulars dated October 2024. Photographs and videos dated October 2024.

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