



STOCKS ROAD

ALDBURY, TRING, HERTFORDSHIRE HP23

STOCKS ROAD £1,350,000 FREEHOLD

ALDBURY, TRING HP23 5RU

A stunning 17th Century Grade II listed detached cottage with period features, four bedrooms, large gardens and off road parking in the popular village of Aldbury.

Yew Cottage is a delightful four bedroom detached Grade II listed cottage, restored and extended by the current owners to an excellent standard and situated in one of the areas most sought after villages with views of Ashridge Estate.

The deceptively spacious accommodation flows to provide excellent entertaining space for family and guests and is filled with period character features such as exposed beams, Inglenook fireplace, Oak floor boards and ledge & brace drop latch doors.

The accommodation comprises entrance hall which in turn opens to a dining room with feature fireplace, lounge with Inglenook fireplace with a log burner, farmhouse kitchen, fitted with handmade units opening to a light and airy breakfast room with stunning views over the garden and countryside beyond, study, shower/cloak room, utility room, generous master bedroom with ensuite, three further bedrooms and a family bathroom.

Outside there is parking to the front for two cars and to the rear, a large and secluded garden which has been thoughtfully landscaped with various sitting areas including a rear sitting area, often enjoyed with outdoor cinema and wonderful views across paddocks towards Ashridge Estate National Trust woodland.

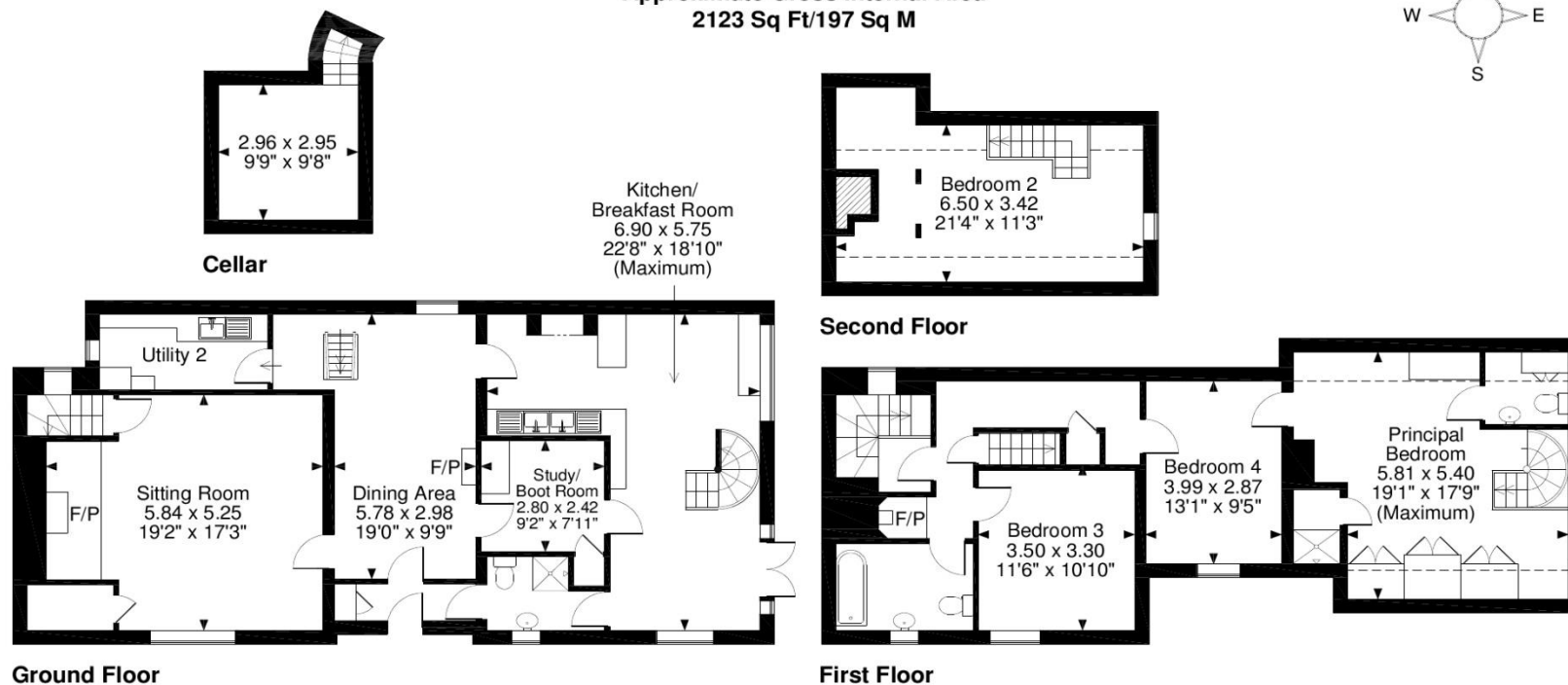
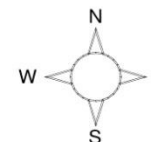
Aldbury is a small and extremely sought after Hertfordshire Village in a designated area of outstanding natural beauty with a quintessential village green and pond, local Post Office/shop and two local pubs. There is a small primary school and church in the village centre and a mainline train station approximately one mile outside the village serving London [Euston] in just over 35 minutes. The A41 which is a little more than a mile away, provides easy access to the M1/M25 motorway network. The village sits at the foot of the beautiful National Trust Ashridge estate with its extensive facilities for golfers, horse riders and walkers and is close to market towns of Berkhamsted and Tring both offering a choice of private and comprehensive schooling.







Stocks Road Aldbury, Tring
Approximate Gross Internal Area
2123 Sq Ft/197 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8444134/NJD

TRG107942– Version 2

EPC rating – EXEMPT Council Tax Band - E

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.



01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk