



STOCKS ROAD
ALDBURY, HERTFORDSHIRE HP23 5RU

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OFFERS IN EXCESS OF **£625,000** FREEHOLD

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A charming three bedroom cottage in the very heart of the idyllic village of Aldbury, just moments from the village shop, pub, church and school and about a mile from Tring train station. NO UPPER CHAIN.

This gorgeous cottage is located in the beautiful and much sought after village of Aldbury, a designated Area of Outstanding Natural Beauty, surrounded by glorious countryside and National Trust woodland. Aldbury is a picturesque village where character homes are nestled around the duck pond in the village centre where the well preserved 'stocks and whipping post' still remain as a feature. There are two pubs; the Valliant trooper and The Greyhound Inn, a primary school, St John the Baptist Church, shop and post office as well as an excellent golf course with a modern club house; all of which combine to create a wonderful community atmosphere. Tring train station is about a mile walk and provides a fast and frequent service to London Euston and the north.

The cottage itself is situated in the very heart of the village and enjoys lovely outlooks to the front, over the pond and stocks, and to the rear towards National Trust woodland of Ashridge Estate. Muddy boots can be kicked off under the storm porch before entering the property into the hall. From here, stairs take you to the first floor bedrooms and bathroom, while a drop latch door gives way to the lounge. The lounge is light and well presented, featuring an original beam and open fire. The kitchen/dining room at the rear has been extended under the current owners tenure to provide excellent space to entertain family and guests, with bi-fold doors creating a wonderful flow into the rear garden during the summer months. The elegant shaker style cabinets compliment the country cottage charm of the house and are fitted with appliances including electric double oven, induction hob, fridge freezer and dishwasher, leaving space for the washing machine. There a lobby providing coat hanging space and a w/c along with a door giving access to the basement study and play room. The basement offers a huge variety of uses (could be study/office if working from home with wine store, music room or cinema to name a few), and is currently a fantastic playroom for the children.

Upstairs there are three bedrooms, each with pleasant outlooks (particularly to the rear where you look upon the woodland of Ashridge Estate), and a family bathroom. The master bedroom has a feature Victorian fire place and a pretty outlook over the village pond. There is a good size loft providing excellent storage space.

Outside there is a good size cottage garden with well stocked colourful flower beds and an old brick shed. It's easy to imagine long, lazy weekend afternoons enjoying the peaceful sound of nature and the glorious backdrop of Ashridge woodland.

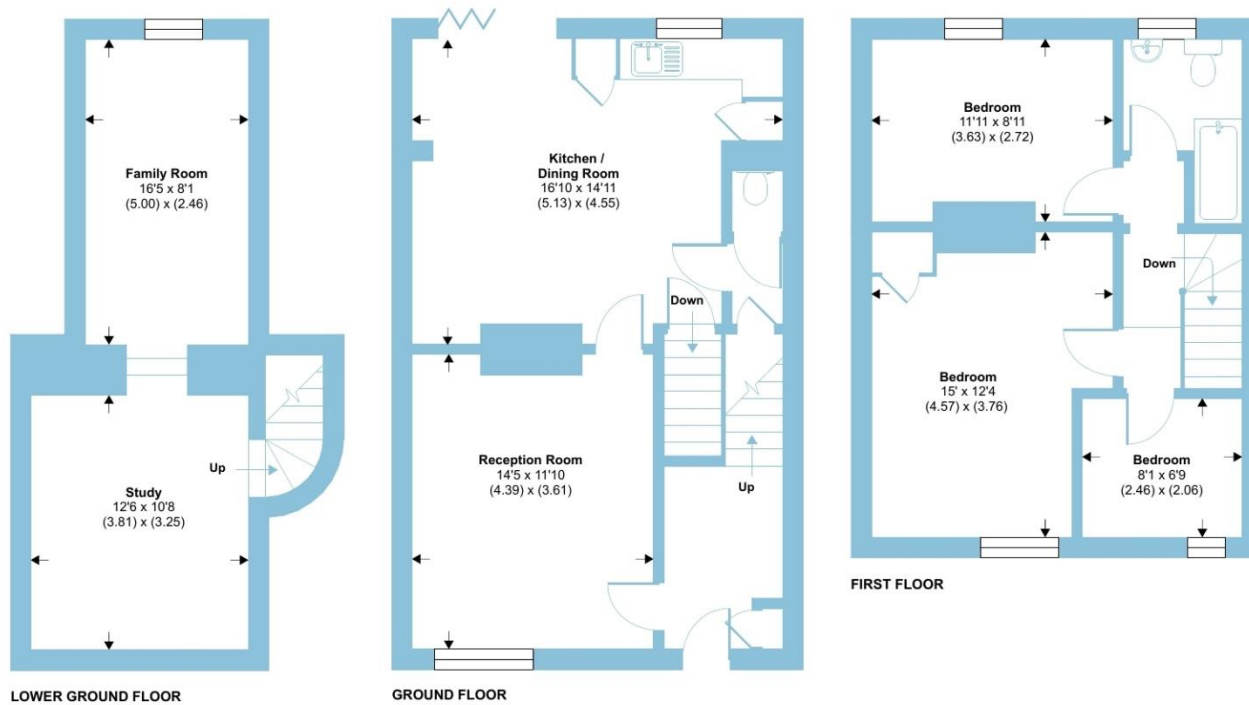




Stocks Road, Aldbury, Tring, HP23

Approximate Area = 1287 sq ft / 119.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Brown & Merry. REF: 977968



TRG108002 – Version 5

EPC RATING D – Council Tax Band - F

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