



Chesham Road

Ashley Green





## Offers In Excess Of £535,000

entrance porch | living room | kitchen/dining room | WC | utility | first floor landing | two double bedrooms | family bathroom | front & rear gardens

A delightful Period cottage located in the sought-after rural hamlet of Ashley Green. Recently refurbished throughout and extended to the rear, the property now offers an impressive open-plan living space ideal for modern lifestyles. Rarely available, these distinctive brick and flint cottages are highly desirable.







Set behind a pretty courtyard front garden, this picturesque flint and brick cottage welcomes you through an entrance porch into the hallway, with stairs rising to the first floor. The hallway leads into a warm and characterful living room, featuring a log burner and triple-glazed front window that fills the space with natural light.

To the rear, the home opens into an impressive, spacious kitchen and dining area - perfect for modern living and entertaining. This stylish space includes a brand-new separate utility room and a convenient downstairs WC. Bifold doors frame the private, secluded rear garden, while a stunning roof lantern overhead floods the living area with natural light throughout the day.

Upstairs, the property offers two generously sized bedrooms and a contemporary family bathroom, all enjoying an abundance of natural light and views over the surrounding area.

This cottage beautifully blends period charm with modern touches, making it a perfect home for those seeking style, comfort, and countryside charm.

#### Outside

The rear garden is attractively landscaped for low maintenance, providing an ideal spot for outdoor dining or relaxing. There is also gated access to the rear for added practicality.

#### Tenure

Freehold.



#### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band D (Chiltern).

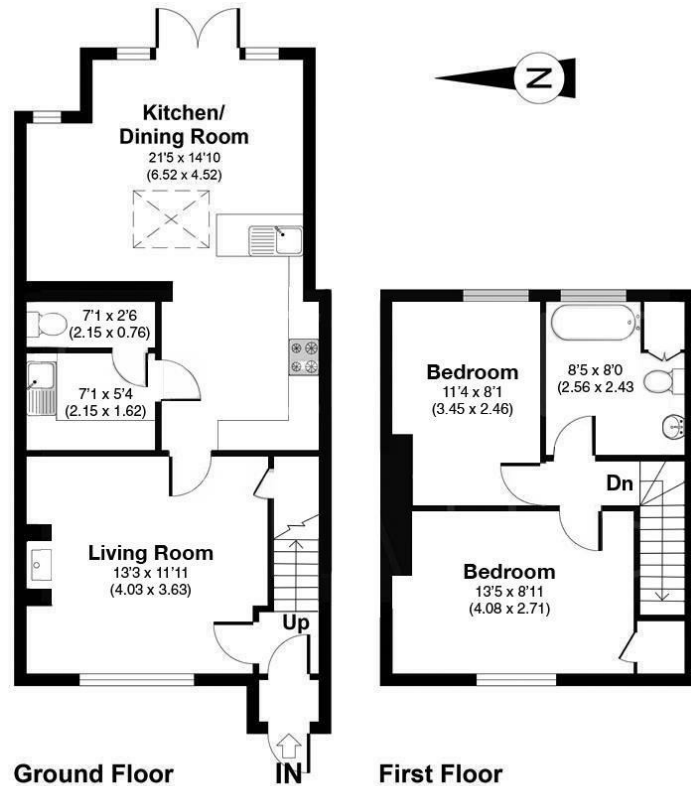
#### Situation

Ashley Green is situated between Chesham and Berkhamsted and offers a village community with church, village hall and public house. For commuters, the A41 bypass offers good connections to both the M1 and M25, and the stations at Berkhamsted, Hemel Hempstead and Chesham provide fast and frequent services to London. The property is within the catchment for Chesham Grammar and Dr Challoners Boys and Girls Schools.



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## Post Office Cottages, HP5

APPROXIMATE GROSS INTERNAL AREA 849 SQ FT / 78.91 SQ M

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	69	85
	EU Directive 2002/91/EC	



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