



Rose Cottage  
35 Stocks Road | Aldbury | Hertfordshire



## The Property

A fine Grade II listed four bedroom home with a stunning garden backing onto open fields in the heart of the desirable village of Aldbury.

## Ground Floor

- Entrance into the dining hall
- Dual aspect sitting room with two open fires
- Kitchen/ breakfast room
- Utility room
- Pantry
- Rear lobby
- Access to the cellar

## First Floor

- Principal bedroom with en-suite
- Three further double bedrooms
- Bathroom

## Outside

- Excellent frontage
- Driveway parking
- Studio with cloakroom
- Home office
- Car Port, Greenhouse & store
- Superb garden



A truly wonderful family home nestled in the heart of one of Hertfordshire's most desirable villages. Rose Cottage has been owned by the same family for over 40 years and has been lovingly maintained and improved over time. On entering Rose Cottage, you are immediately struck by the period charm and homely feel. The beautiful dining hall is of particular note with an open fireplace and exposed timbers, making a fantastic room for dinner parties. The sitting room is very generous in proportion and has a lovely bay window providing views of the front garden and to watch the world go by. The kitchen/ breakfast room is a great space for everyday family living. Adjacent to the kitchen is a large utility room and superb pantry. On the first floor, the principal bedroom is en-suite and there are three further double bedrooms and a bathroom. Outside, to the front, the garden offers excellent frontage for such a central village location. To the rear, there is gated access onto the driveway providing access to the car port and attached to the car port is a greenhouse and garden store. There is a further outbuilding which has a studio and cloakroom and another room currently used as an office. Adjacent to the rear driveway is the most wonderful garden, thoughtfully designed to have specific designated areas creating a real feeling of tranquility and calm. There is a seating area which offers an ideal space for entertaining and a raised terrace providing views of the fields beyond.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.

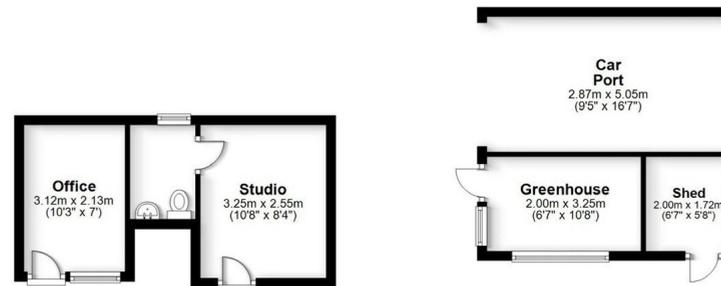


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

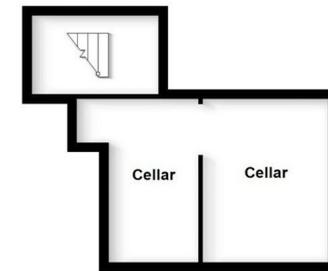
## EPC Rating: Exempt

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

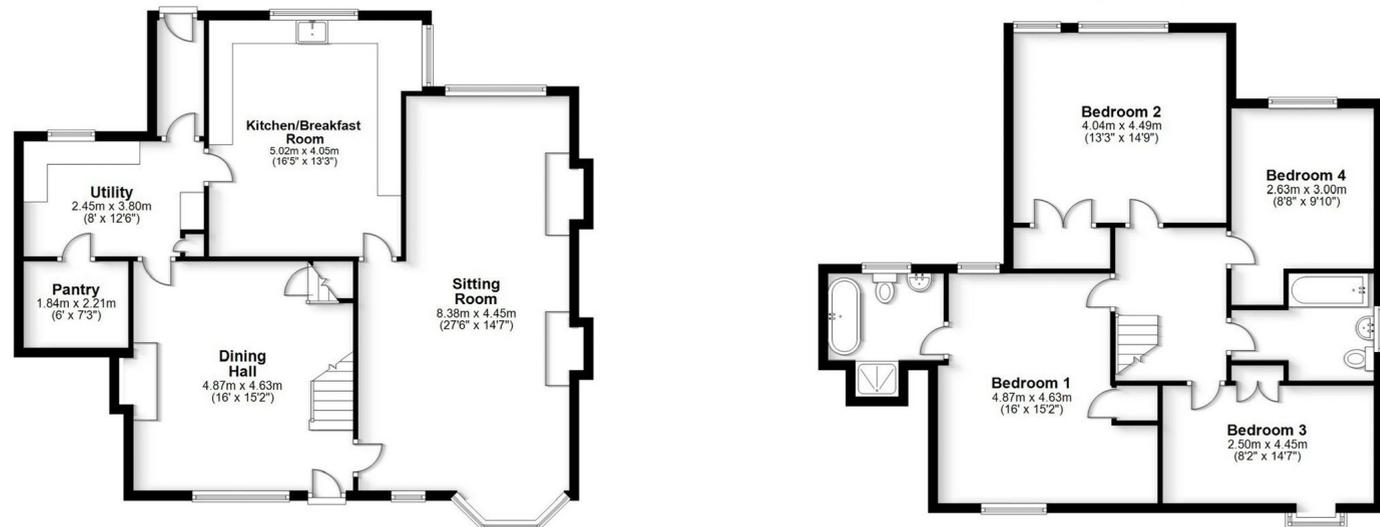
Ground Floor



Basement



First Floor



Total area: approx. 220.7 sq. metres ( 2375 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.