



Ostlers
Little Gaddesden | Hertfordshire

FINE & COUNTRY



The Property

Formerly the village 'Smithy' and believed to be part of the original Ashridge Estate, Ostlers is a charming and characterful three/ four bedroom cottage nestled just off the green in the desirable village of Little Gaddesden.

Ground Floor

- Enclosed porch
- Large sitting room with open fireplace
- Reading area
- Study / bedroom four
- Kitchen/ dining/ family room
- Principal bedroom with en-suite
- Bathroom

First Floor

- Two bedrooms
- Shower room
- Eaves storage

Outside

- Delightful and easy to maintain rear garden
- Workshop
- Car port and store room
- Parking for four cars



A characterful three/four bedroom cottage situated in the heart of Little Gaddesden and tucked away in a secluded location just behind the village green and within convenient access of local amenities. The current owner has updated and improved the property throughout their ownership offering a very comfortable and cosy living environment which is the perfect blend of old and new and offers the potential for those looking for single storey living or as a lock up and leave. Ostlers has an abundance of character and history. The large sitting room is of particular note, with an attractive open fireplace one end and a split level area to the other currently utilised as a reading area. The kitchen opens up into the dining/ family room with doors out to the rear garden. To the front aspect there is a generously proportioned study which could be used as bedroom four and completing the ground floor accommodation is the principal bedroom with en-suite and a recently refitted family bathroom. Stairs rise to the first floor where there are two further bedrooms which are serviced by a shower room. The rear garden is private and enclosed with a large terrace and an area of lawn and a useful brick-built store. There is ample driveway parking with car port and storage.





A wide choice of excellent state funded and private schools are located nearby including Berkhamsted School. Little Gaddesden Primary school is also highly regarded.



Excellent direct main line rail links from Berkhamsted into London Euston, approx 34 mins.



The nearby market town of Berkhamsted offers a wide variety of independent shops and High Street brands, there is also a bi-weekly market on Wednesdays and Saturdays.



Superb road links from the nearby A41 to the M25 and M1.



Numerous sporting and social clubs within Little Gaddesden, most notably Ashridge Golf Club and Little Gaddesden cricket and tennis clubs.



The Bridgewater Arms is the popular village pub whilst nearby Berkhamsted offers a wide variety of restaurants including: Bill's, Zaza and The Kings Arms to name a few.

EPC Rating: F

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.

