



Azalea Cottage

Alderton Drive | Little Gaddesden | Berkhamsted | Hertfordshire | HP4 1NA

FINE & COUNTRY

OVERVIEW

Azalea Cottage

An attractive and characterful home of real distinction with a separate annexe and the most beautiful gardens, situated on a desirable private road on a plot of approx. 1.4 acres.

Azalea Cottage has been enjoyed by the current owners for over 22 years during which time they have lovingly maintained and improved the property and created one of the finest gardens we have seen. If location is your priority and you dream of living in a peaceful and private setting in the heart of the National Trust's Ashridge Estate, look no further!

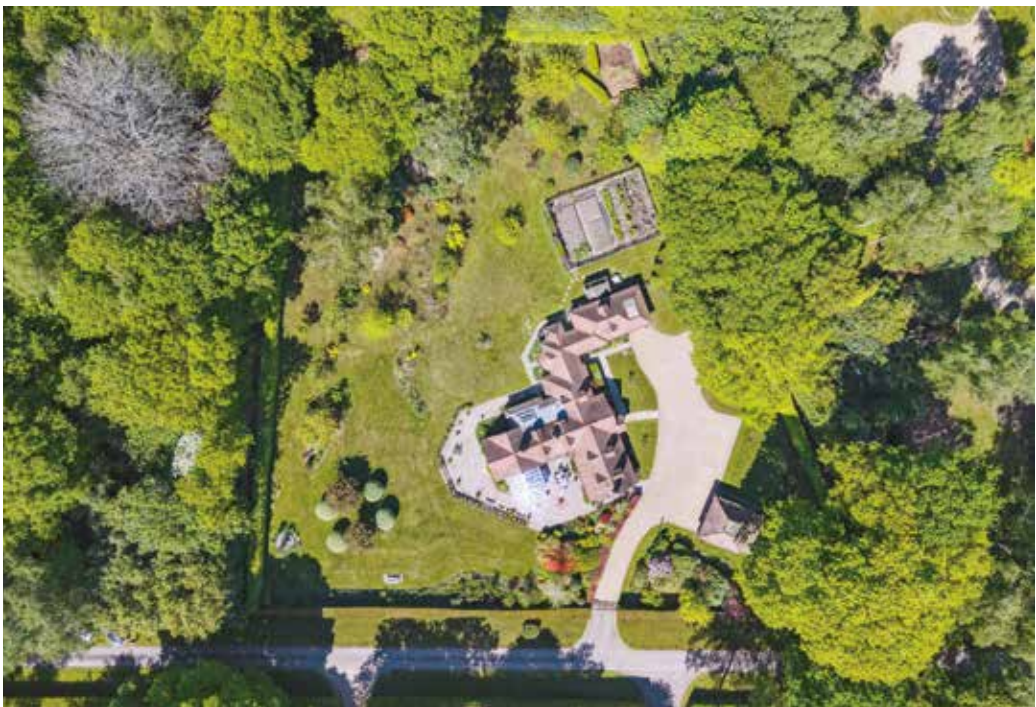
As the gates open and you drive up to the house, you soon realise how special this property is. The house and garden have been meticulously cared for and maintained by the current owners. On entering the house, you are immediately struck by the character and charm Azalea Cottage oozes. The large spacious dining room is a wonderful entertaining space where many a dinner party has been hosted over the years. Perfectly positioned adjacent to the dining room is the kitchen/breakfast room. The kitchen is handmade and bespoke in a solid wood country shaker style; timeless and ideal for the style of the house. There are three well-appointed reception rooms, the family room is adjacent to the kitchen and has a log burning stove and French doors leading to the garden. Bi-fold doors open up to the conservatory which can also be accessed from the kitchen. The sitting room is an attractive triple aspect room with plenty of natural light. The study looks out to the front aspect and has beautiful handmade fitted oak desk, cupboards and shelving. The principal bedroom is also situated on the ground floor; this room has great views of the garden, a dressing area and en-suite shower room. Completing the ground floor accommodation there is a utility room and a cloakroom.

The first floor bedrooms are accessed via two separate staircases. One staircase leads up to three bedrooms and a bathroom, whilst a further staircase leads to another bedroom which is en-suite. The separate annexe offers superb additional accommodation with a kitchen, shower room, sitting room and a mezzanine level access via stairs which is currently utilised as a bedroom.











KEY FEATURES

Azalea Cottage

Outside, the current owners have created a garden that provides interest throughout the year from all parts of the house and patio areas. From February until early May, there are crocuses, daffodils and primroses plus spring blossom, including several flowering cherries. May brings glorious azaleas and rhododendrons plus alliums and bluebells, followed later by foxgloves. The main attractions in the summer months are David Austin bush and climbing roses, while the herbaceous borders have a wide range of flowering plants and shrubs. By September the leaves are starting to turn and there is lovely autumn colour until December, including several acers and liquidambar. There is also an enclosed kitchen garden with raised beds, ideal for those wishing to grow their own fruit and vegetables. Finally, there is a large patio which wraps around the southerly aspect of the property and provides a wonderful place to entertain family and friends in the warmer months.

Services

- Private drainage
- Mains electricity
- Oil fired central heating
- Council tax Band H
- Broadband speed 27Mbps Download, 11Mbps Upload

Local Area

Little Gaddesden is picturesque village nestled in the National Trust's Ashridge Estate which has approx. 5,000 acres of woodland and an array of interesting walking, riding and cycling routes via public footpaths and bridle ways. The village centre is approx. 15 minutes walk from Azalea Cottage and has a shop and Post Office, pub and a Church. The residents of Little Gaddesden ensure a good active community spirit with numerous social events held throughout the year. The village also has an excellent primary school, cricket club, tennis club and Ashridge Golf Club. The nearby market towns of Berkhamsted (approx. 5 miles) and Tring (approx. 7 miles) have an excellent choice of restaurants, bistros, pubs, shops and the popular art deco Rex cinema. Tring has a Tesco and M&S Food Hall whilst Berkhamsted has a large Waitrose, M&S Food Hall and Tesco.

Transport links are excellent with direct access onto the A41 which in turn leads onto the M25 and M1 respectively. There is a mainline train station in Berkhamsted which provides direct access into London Euston approx. 32 mins.



Approximate Gross Internal Area
 Ground Floor = 206.5 sq m / 2,223 sq ft
 First Floor = 99.3 sq m / 1,069 sq ft
 Annexe - Ground Floor = 45.9 sq m / 494 sq ft
 Annexe - First Floor = 10.5 sq m / 113 sq ft
 (Including Garage / Excluding Void)
 Detached Garage / External Cupboard = 30.8 sq m / 331 sq ft
 Total = 393 sq m / 4,230 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Council Tax Band: H
 Tenure: Freehold

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