



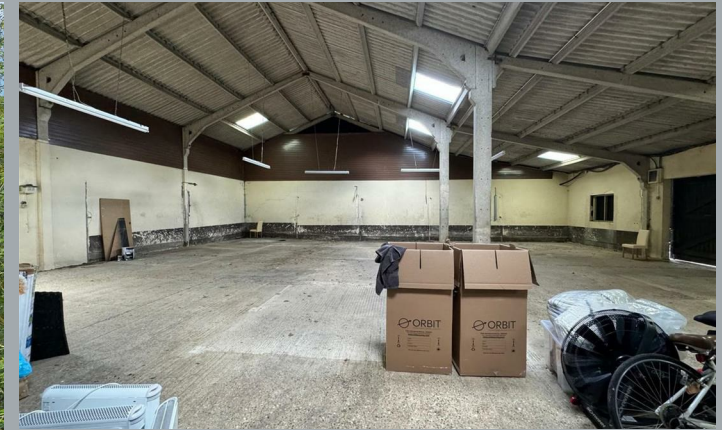
Lordship Cottage & Stables, Little Berkhamsted

SG13 8NQ

Price Guide £1,500,000



stevenoates.com



Lordship Cottage & Stables Epping Green, Little Berkhamsted, Hertfordshire, SG13 8NQ

**** DETACHED COTTAGE WITH MENAGE, 5000 SQFT BARN & 6 ACRES**** Steven Oates are delighted to offer for sale this 3 double bedroom detached cottage style bungalow which boasts versatile and modern living accommodation. The property is accessed via a private gated yard with private enclosed gardens, however also includes an adjacent detached modern barn of nearly 5000 sqft including a kitchen and offices, which along with 6 acres and a full size floodlit Ménage.

Located in the gorgeous village of Epping Green which is situated in the middle of Little Berkhamsted and Newgate Street Villages and is also conveniently positioned close to Cuffley, Potters Bar, Goffs Oak, Broxbourne, and Hertford, with excellent schooling for all ages. The village has two lovely pubs (The Beehive and The Five Horseshoes) and a charming village store/coffee shop. The village is also in the catchment of the hugely popular Ponsbourne St Mary's C of E Primary School and Haileybury College both within an easy driving distance away. Within a short drive you will also find Essendon Country Club offering a modern golf club in a traditional setting, situated in a picturesque 450 acre estate which provides an idyllic backdrop for one of the most welcoming and progressive golf clubs in England. Both Cuffley and Bayford train stations are also just a short drive from the property with terrific links into London in under 30 minutes with Potters Bar station also a mere 15 minute drive away and having links into Kings Cross in under 18 minutes. Set amongst thousands of acres of woodland and countryside, the village offers miles of footpaths, bike trails, and bridleways so for those who enjoy being amongst the great outdoors, it doesn't get better than this! Road links such as the A10, M25, and A1 are all within easy reach by car.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

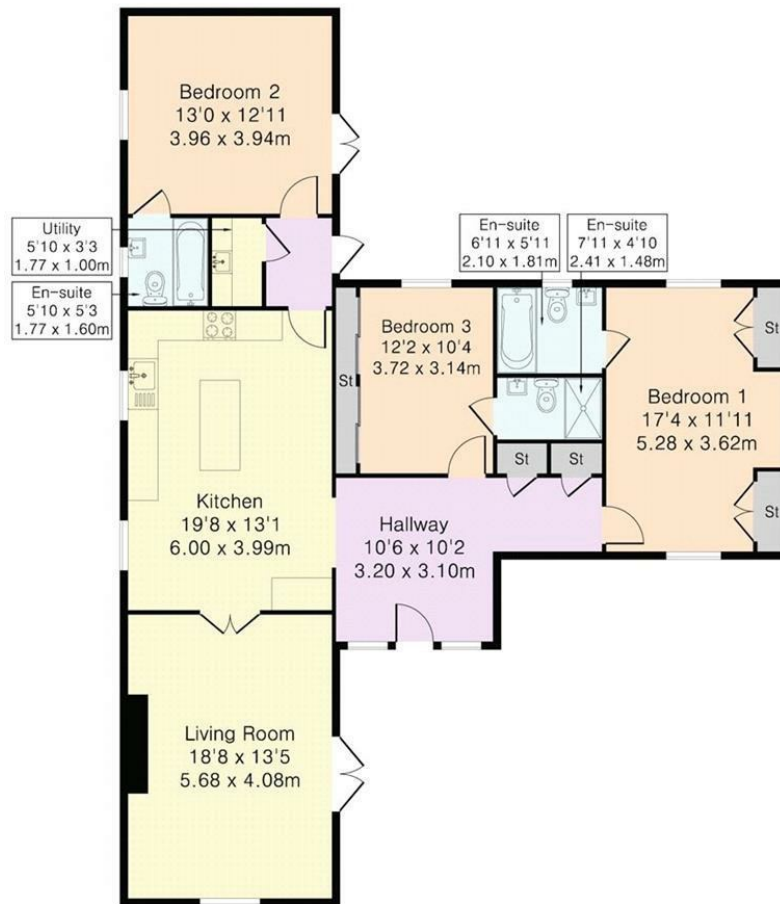


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 1355 sq ft – 126 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com