



6, Church Road, Little Berkhamsted

SG13 8LY

Guide Price £475,000



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6 Church Road, Little Berkhamsted, Herts, SG13 8LY

A Charming Grade II Listed Period Cottage in Little Berkhamsted. Nestled in the picturesque village of Little Berkhamsted, this charming two-bedroom period cottage on Church Road offers a delightful blend of character and comfort. Thought to be between 300 and 400 years old, the home is rich in history and brimming with character throughout. As you step inside, you are greeted by two generously sized reception rooms that exude warmth and charm, perfect for both relaxation and entertaining. The original features throughout the home add a unique touch. The ground floor also benefits from a separate kitchen which is a practical space with ample space for a dining room table. The kitchen leads directly out onto the beautiful rear garden, providing an ideal setting for outdoor gatherings. Upstairs, you will find two spacious bedrooms which provide ample space for guests. Externally, this beautiful home also comes with the added benefit of a garage and parking which is a very unique feature for a property of this age. This property is situated in a highly desirable village location, making it an excellent choice for those seeking a tranquil lifestyle while still being within easy reach of local amenities. The property is Located opposite the beautiful St Andrew's Church and walking distance to 'The Five Horseshoes' pub and a village shop. The cottage enjoys a tranquil setting in one of the most picturesque parts of the village. Just a short walk up the road, you'll find the village playing field, cricket pitch, and children's play area, offering a perfect blend of countryside living with community amenities nearby.

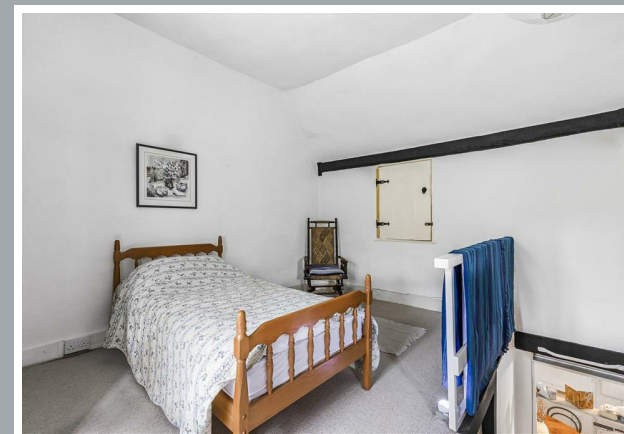
The picturesque village of Little Berkhamsted is only a short distance away from the nearby towns of Hertford and Cuffley which both provide a wide choice of shops, restaurants and mainline train station serving London. This property is surrounded by open green space perfect for country walks and unwinding in the fresh air.



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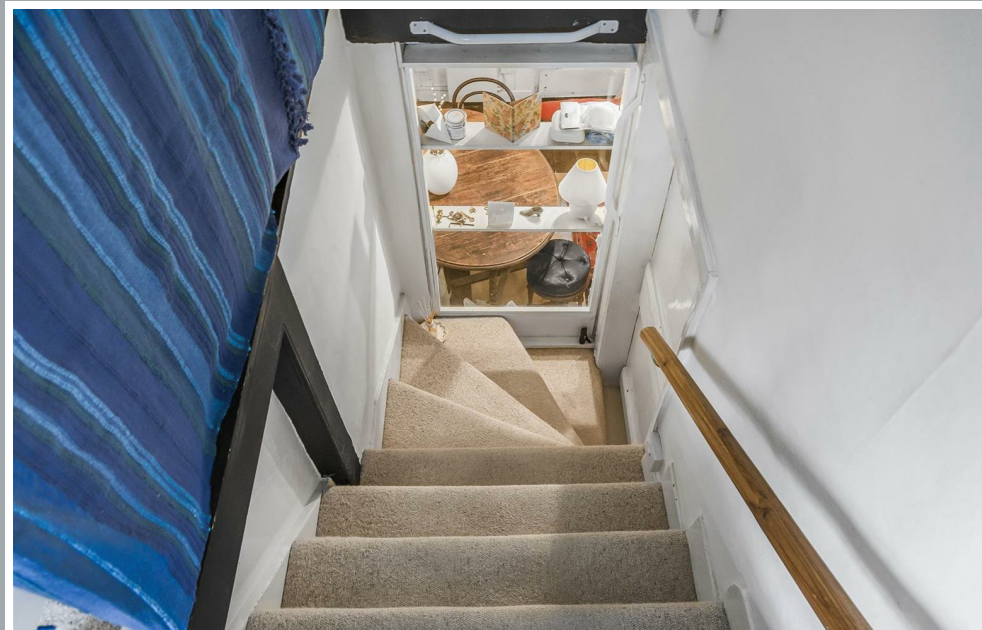


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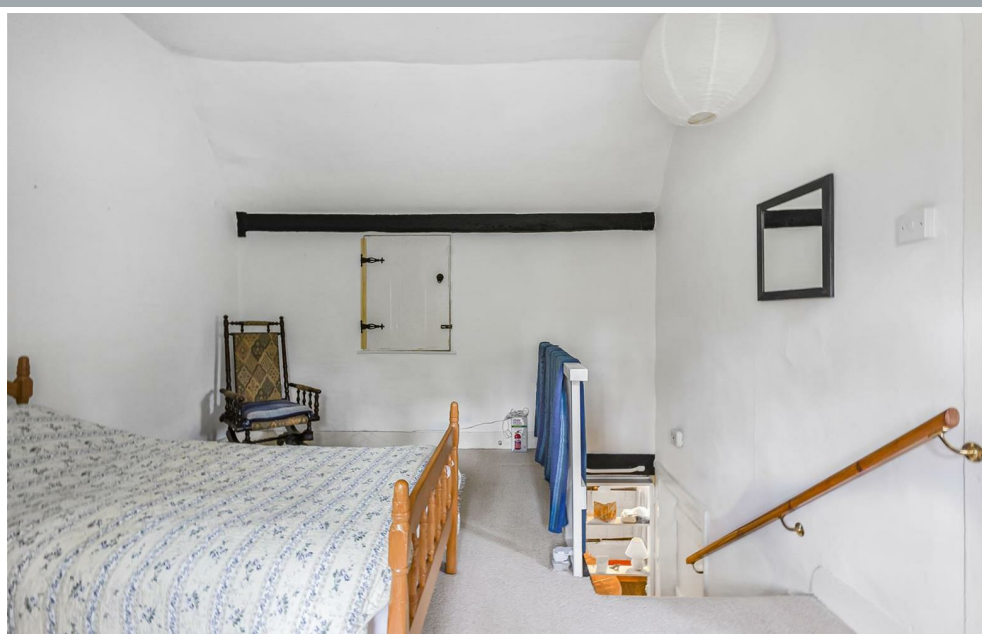




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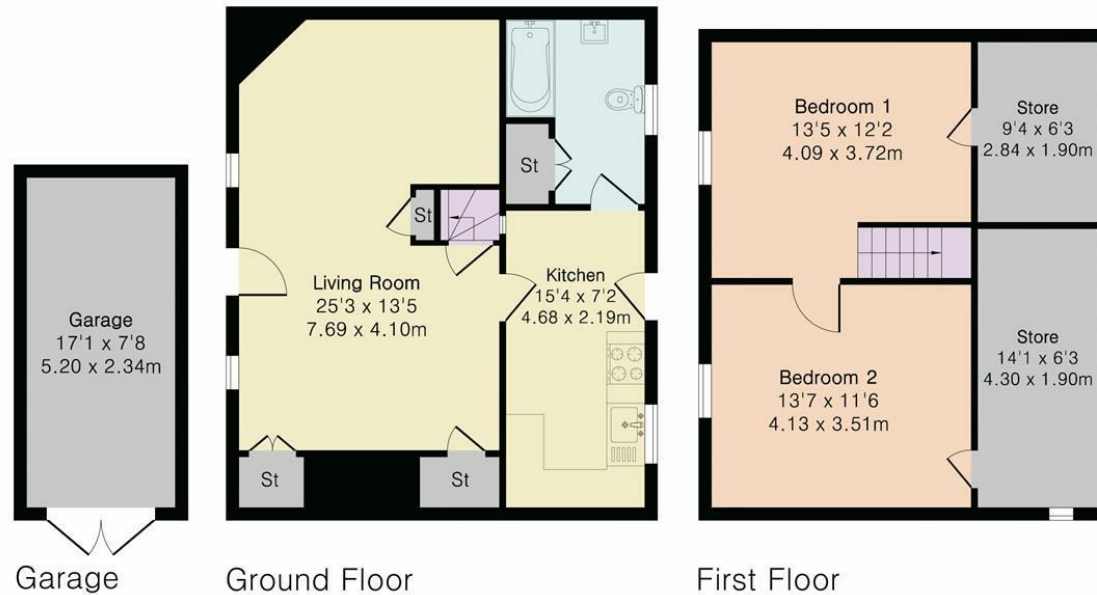
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**Approximate Gross Internal Area 1010 sq ft - 94 sq m
(Excluding Garage)**

Ground Floor Area 529 sq ft – 49 sq m

First Floor Area 481 sq ft – 45 sq m

Garage Area 131 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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