



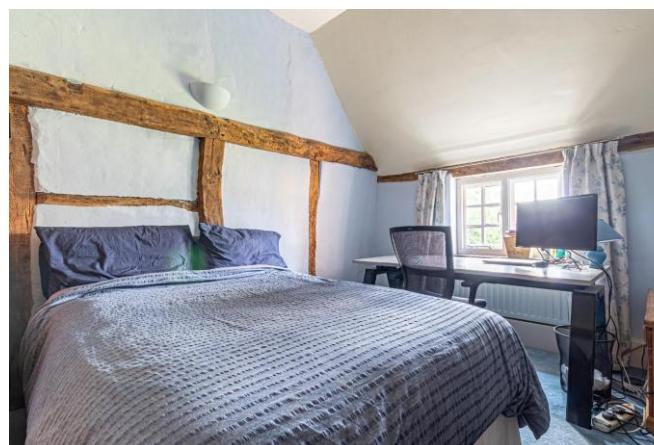


THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®

Yew Cottage, 44 Stocks Road, Aldbury, Tring, Hertfordshire, HP23 5RU

Hunters are delighted to market this stunning four bedroom Grade II listed detached 17th Century cottage, with picturesque views over Ashridge forest from the beautifully landscaped gardens and located in the highly sought after village of Aldbury. The heart of this home is the kitchen, with reclaimed Victorian tiles, an impressive Falcon range cooker, and wooden units topped with green slate worktops. A breakfasting area and garden room with French doors to the patio complete this country kitchen. The property oozes charm and character with the original reclaimed wooden flooring from the loft, wrought iron balustrades leading to the cellar housing the tucked-away home office, a practical and stylish utility room featuring beech butcher block worktops, rich blue-painted units, and space for essential appliances. The family room showcases a stunning inglenook fireplace with a log burner, whilst there is a convenient downstairs cloakroom with a shower accessible from the garden room and entrance hallway. The first floor of the property is accessed by two separate staircases. The main bedroom suite overlooks the gardens and enjoys views towards Ashridge forest beyond. As well as the family bathroom there are three further double bedrooms, two on this level and one up in the roof space on the second floor. Situated in an Area of Outstanding Natural Beauty the quintessential English village of Aldbury boasts a warm community, village hall, shop, post office, and two pubs. The nearby towns of Tring or Berkhamsted offer larger high-street shops and supermarkets and are just a few miles away. The village primary school has a nursery attached, and the secondary school is nearby Tring. There are also excellent private schools in the area. For commuters the mainline railway station is just over a mile away and has a direct route into London Euston, and there is convenient access for both the M1 and M25 motorways, as well as nearby London Luton Airport.



CELLAR
10' 9" x 9' 0" (3.28m x 2.74m) approx.

GROUND FLOOR
12'11" x 20' 0" (3.89m x 6.09m) approx.

1ST FLOOR
8'2" x 10' 10" (2.49m x 3.30m) approx.

3RD FLOOR
10' 1" x 9' 3" (3.08m x 2.82m) approx.



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E



TOTAL FLOOR AREA: 2120sq.ft. (197.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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