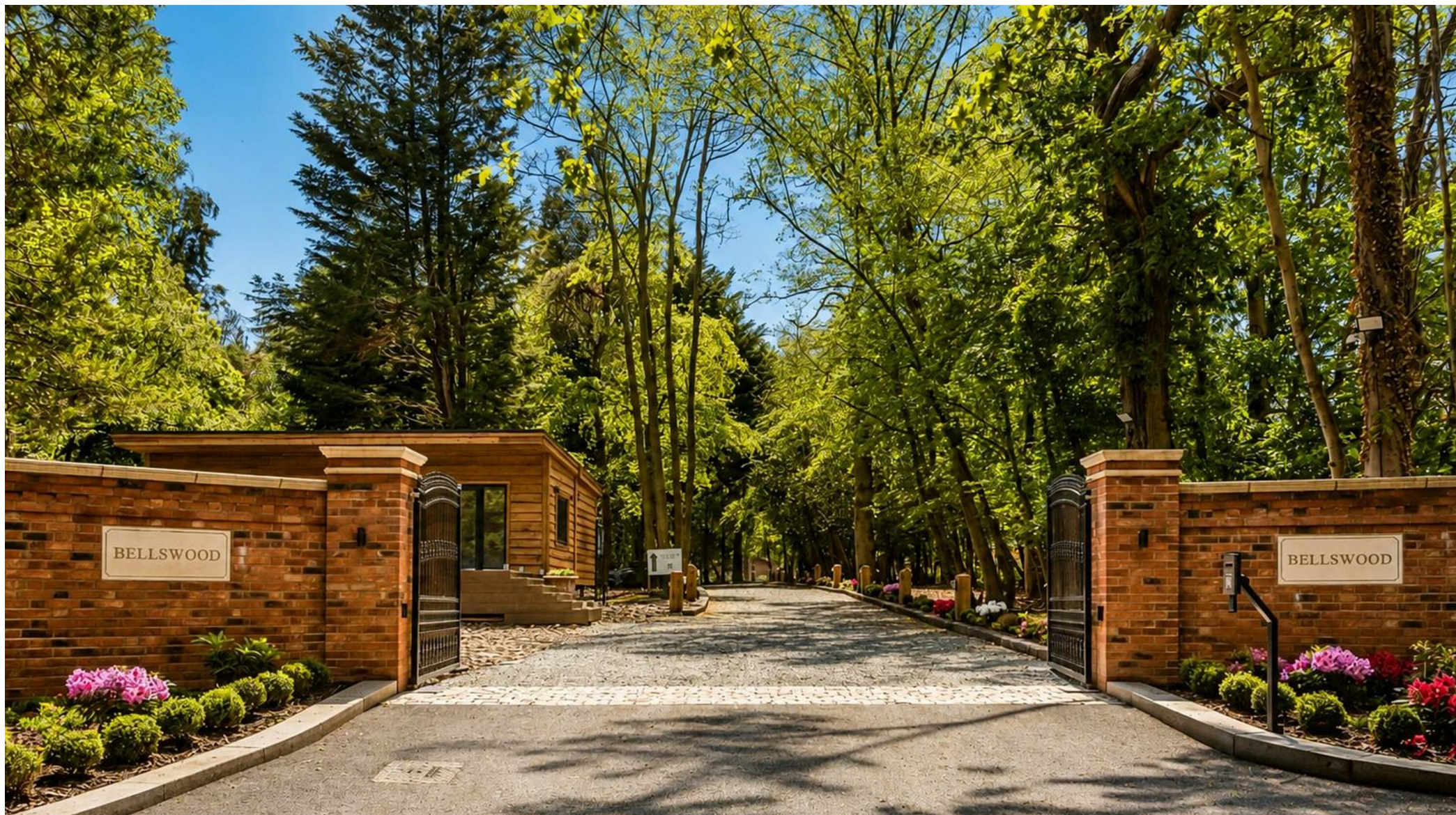




Plot 12, Bells Wood, Little Berkhamsted
SG13 8PY
Price Guide £550,000



stevenoates.com



Plot 12 Bells Wood, Bucks Alley, Little Berkhamsted, Hertfordshire, SG13 8PY

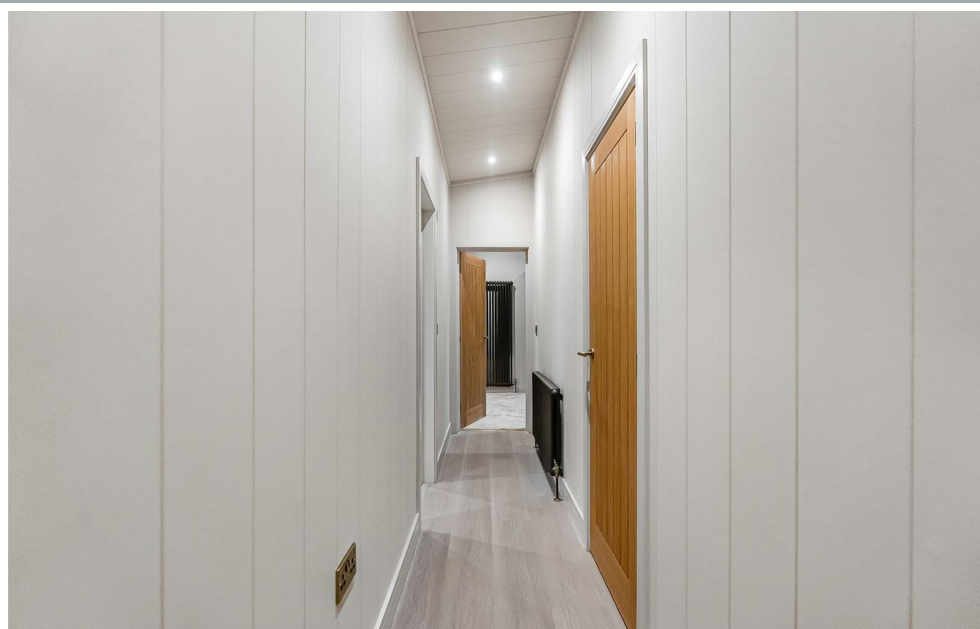
COMING SOON - BRAND NEW LUXURY LODGE in a luxury gated woodland development with the highly sought after village of Little Berkhamsted built for the over 45's market. This is a unique opportunity to purchase a detached property of 1123 sqft built to the highest specifications throughout the stylish and well planned accommodation including a fully equipped kitchen with stone worktops and integrated appliances, 2 luxury bathroom, air source heating to name but a few. The accommodation comprises of a spacious living room with doors opening onto a large terrace with glass balustrades and a separate kitchen/dining room. There is a fully fitted study, 2 double bedrooms and 2 large bathrooms. Outside, there is ample parking within the plot which is set within a beautiful clearing in these ancient woods. AVAILABLE TO VIEW STRAIGHT AWAY - Call for an appointment.

Bells Wood is an exclusive gated development set within 10 acres of beautifully landscaped woodland, offering a unique sense of tranquillity and escapism alongside a welcoming community atmosphere. The charming village centre of Little Berkhamsted is just a short walk or drive away, providing a convenient village store, traditional pub, and picturesque cricket green, while the surrounding countryside offers an abundance of scenic walks in every direction.

The nearby county town of Hertford boasts an excellent selection of shops, restaurants, and leisure facilities, and the area is renowned for its exceptional golf courses, including Essendon Country Club and Brickendon Grange. For commuters, Bayford Station is less than a mile away, with direct services to London Finsbury Park in approximately 33 minutes and Moorgate in around 48 minutes.



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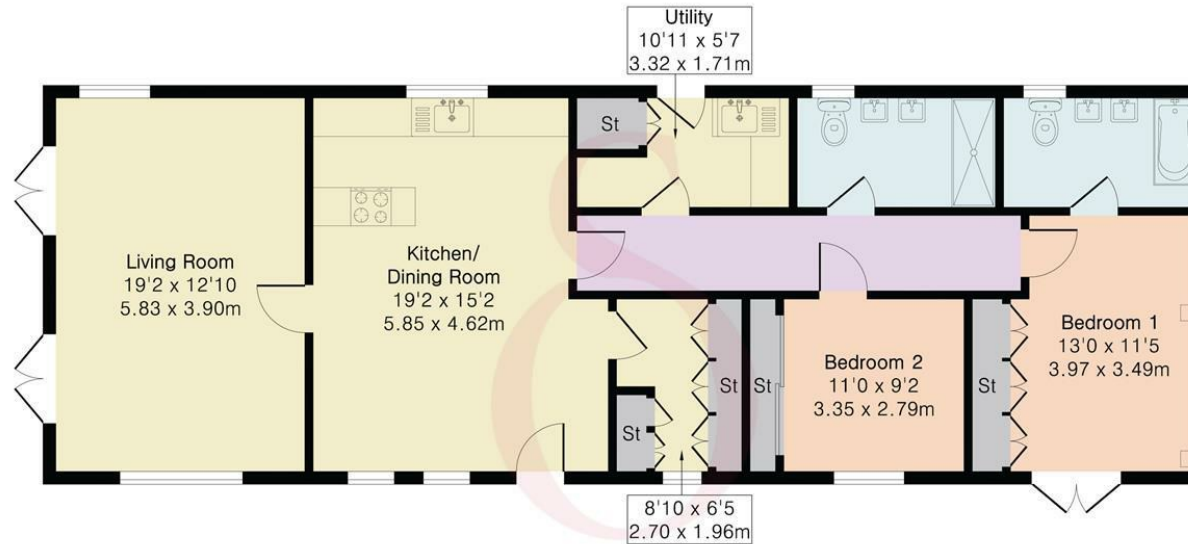


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Approximate Gross Internal Area 1123 sq ft - 104 sq m



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.



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.

