

Bucks Alley, Little Berkhamsted
SG13 8LR
Offers Over £1,500,000

stevenoates.com







Old Manor Cottage, Bucks Alley, Little Berkhamsted, Herts, SG13 8LR

An outstanding detached modern character home which is not listed offering excellent versatile accommodation set within fabulous gardens located within this exceptionally sought after quiet country lane in the heart of the idyllic village of Little Berkhamsted. The flexible accommodation comprises of a large main partially vaulted living room, glazed dining room, spacious kitchen/breakfast room, utility room and additional ground floor sitting room/bedroom suite including a bathroom and dressing room. On the first floor, there are 2 further bedrooms, a shower room and a mezzanine bedroom/study, along with a separate guest bedroom suite with en-suite shower room accessed via a separate staircase with both access from the main house or it's own entrance door. Externally, there is a gated driveway providing ample parking leading to a double garage and exceptionally well kept, partially walled rear gardens.

This fine family home is located within a quiet picturesque country lane within the centre of one of the area's most sought after villages. The village of Little Berkhamsted is only a short distance away providing a village pub and a shop. The nearby towns of Hertford, Cuffley, Hatfield, Welwyn Garden City are all a short drive away providing a wide choice of shops, restaurants and a choice of mainline train station serving London and The City, whilst the next door village of Bayford (approx. 2 km away), also provides a mainline station serving Moorgate.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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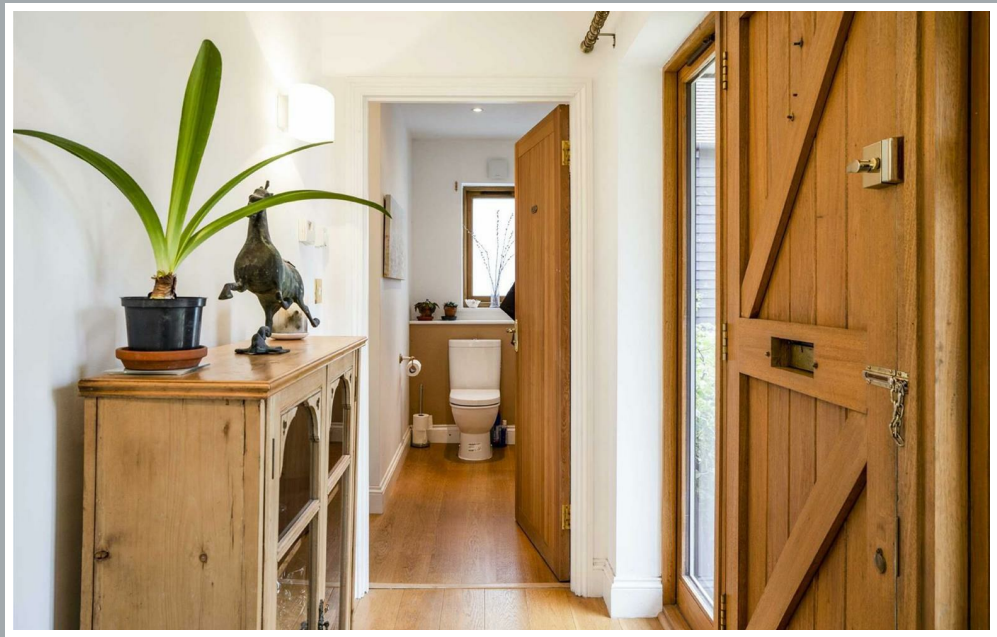







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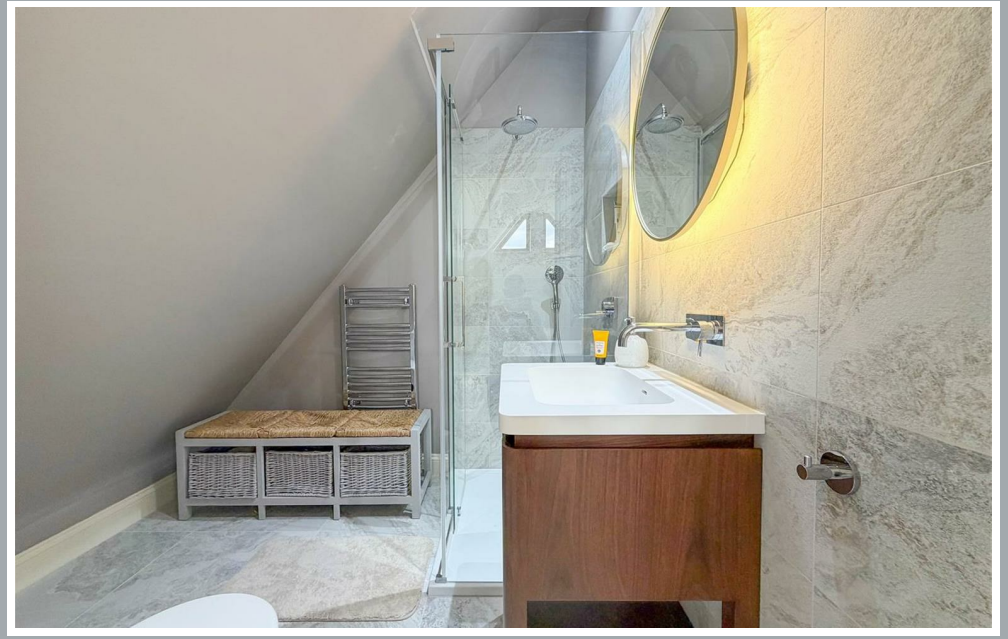



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Approximate Gross Internal Area 2875 sq ft – 267 sq m
Ground Floor Area 2005 sq ft – 186 sq m
First Floor Area 594 sq ft – 55 sq m
Annex Floor Area 277 sq ft – 26 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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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