



Plot 8, Bells Wood, Little Berkhamsted
SG13 8PY
Guide Price £700,000



stevenoates.com



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

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 1133 sq ft 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 open plan 36' living/kitchen/dining room with doors opening onto a large terrace with glass balustrades. There is a fully fitted study, 2 double bedrooms, dressing rooms and one en-suite four piece suite bathroom and one en-suite shower room. 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.

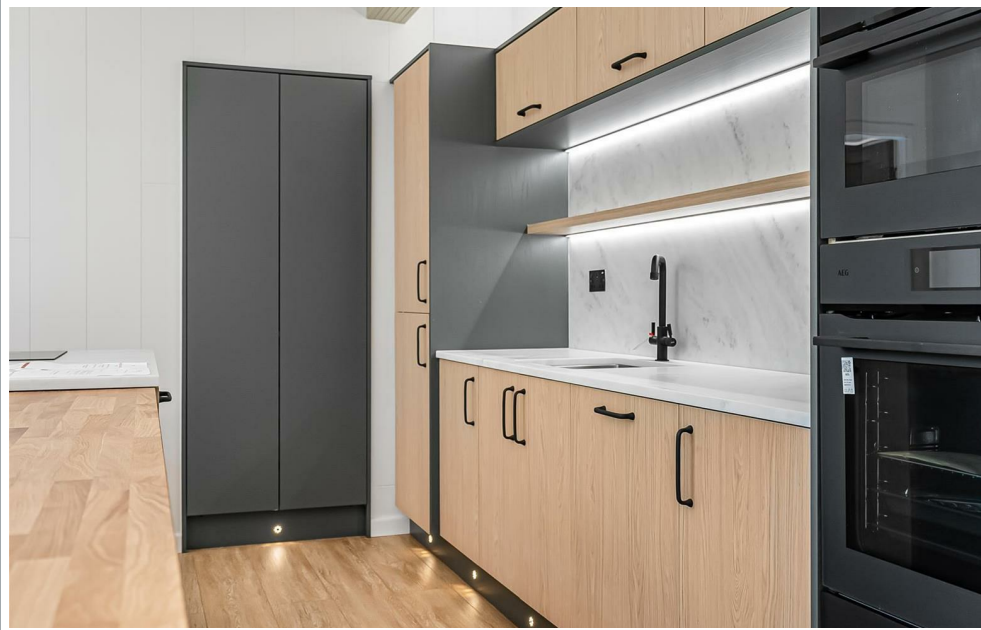
The nearby county town of Hertford boasts an excellent selection of shops, restaurants, and leisure facilities, and the area is renowned for its exceptional golf courses, including Essendon Country Club and Brickendon Grange. For commuters, Bayford Station is less than a mile away, with direct services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



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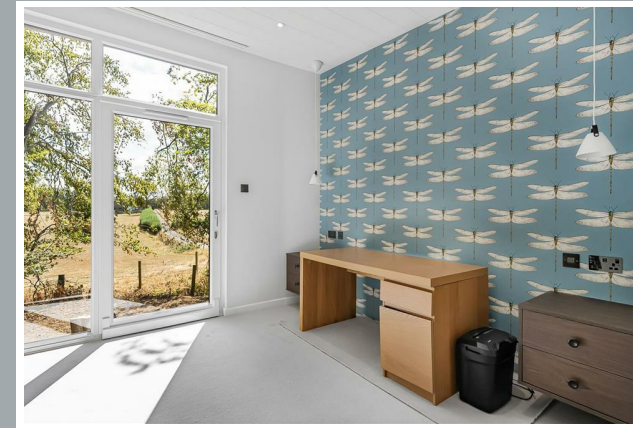




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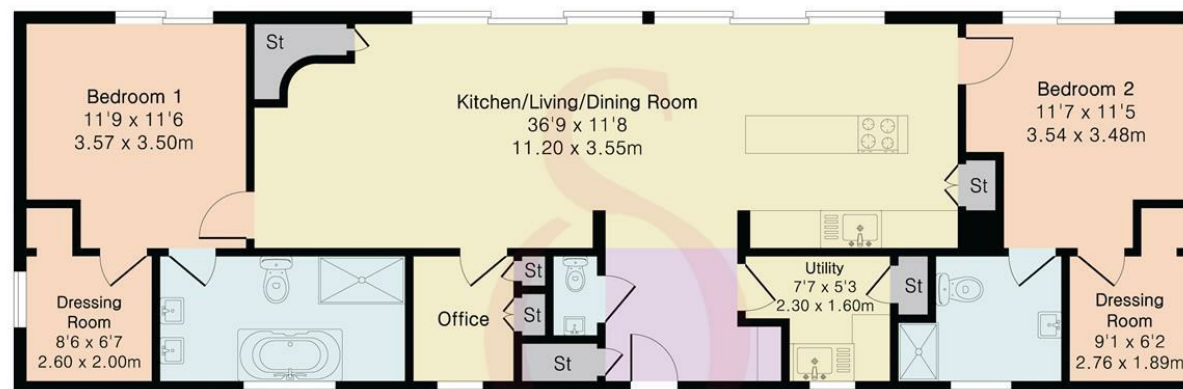


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Approximate Gross Internal Area 1133 sq ft - 105 sq m



Ground Floor



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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