



# Beech Tree Cottage

Great Gaddesden



## Offers In Excess Of £800,000

entrance hall | living room | dining room | kitchen | utility | cloakroom/WC | master bedroom with built in storage | three further bedrooms | family bathroom with walk in shower | front & rear gardens | garden office | off-road parking for two cars.

A charming four bedroom character cottage full of personality, set in well established mature gardens and surrounded by the beautiful Chilterns countryside within an Area of Outstanding Natural Beauty.





The living room is warm and welcoming, with exposed beams, a solid brick fireplace fitted with a wood-burning stove and a bow window looking out to the front. A good-sized dining room also benefits from a wood-burning stove and opens through to the well appointed, country style kitchen. A separate utility room and downstairs cloakroom add to the day to day convenience.

Upstairs, a generous landing gives access to the master bedroom which includes built-in wardrobes. There are a further three bedrooms and a spacious family bathroom with walk in shower.

This is a home with a genuine sense of character, offering a balance of comfort, space and a peaceful rural setting.

#### Outside

The beautifully maintained front garden features mature borders, boundary planting, a generous lawn and a gravelled footpath. The rear garden enjoys a south westerly aspect, making the most of the afternoon sun, with a mix of seating areas, an ornamental pond and a variety of planting that gives it a settled, private feel.

A superb addition is the detached brick-built garden office, which benefits from power and provides useful additional space, that could work well as a studio or somewhere for hobbies.

#### Tenure

Freehold.



#### Services

Electric hot water and heating. Mains water, electricity and drainage. Fibre to premises providing superfast broadband.

Council tax band E (Dacorum).

#### Situation

Great Gaddesden is situated within the Chilterns AONB, which offers picturesque country walks, bridleways and ancient woodland directly from the front door. The nearby towns of Berkhamsted and Hemel Hempstead offer a wide range of shopping, sporting and educational facilities, and their mainline stations provide a regular service into London (Euston).



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Approximate Gross Internal Area  
 Ground Floor = 68.3 sq m / 735 sq ft  
 Second Floor = 56.8 sq m / 611 sq ft  
 Garden Office = 8.8 sq m / 94 sq ft  
 Total = 133.9 sq m / 1,440 sq ft



**First Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>99</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>55</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 [www.oakleystate.co.uk](http://www.oakleystate.co.uk)

