



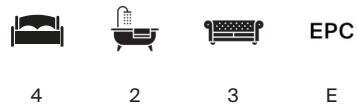
# 1 OAK FARM COTTAGES

Hog Lane, Ashley Green, Buckinghamshire



## A CHARACTERFUL FOUR-BEDROOM HOME IN A PRETTY EDGE OF VILLAGE LOCATION

1 Oak Farm Cottages is a charming family home, beautifully positioned within a picturesque setting. Arranged over two floors, the property offers generous and versatile living accommodation throughout.



Local Authority: Buckinghamshire County Council

Council Tax band: G

Tenure: Freehold

Services: Mains Water, Gas, Electric, Private Drainage



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The ground floor provides a variety of adaptable reception spaces, including a spacious front to back sitting room featuring a wood burning stove, a cosy snug, and a separate study. The open plan kitchen and dining room is a standout feature of the home, creating an impressive and sociable living space with bi folding doors opening directly onto the rear garden. These reception rooms benefit from a delightful outlook across the garden and beyond. A welcoming entrance hall and a downstairs cloakroom complete the ground floor accommodation.

The first floor comprises four well proportioned bedrooms. The principal bedroom enjoys the benefit of an en suite shower room, while the remaining three bedrooms are served by a family bathroom.

Please note, CGI furniture has been added to some of the images.







## LOCATION

Ashley Green is a popular village located between the neighbouring towns of Berkhamsted and Chesham. The village itself is noted for its active community association and St John the Evangelist church, believed to date back to 1876. The village has a pub, a café, a village hall, and a park. The larger nearby towns of Berkhamsted and Chesham offer an extensive range of shopping, dining, and leisure establishments. Berkhamsted railway station provides a frequent service to London Euston from approximately 30 minutes, and Amersham station has direct trains into Marylebone. London Underground connections can be found in Chesham, with a Metropolitan Line service to the West End and the City.

The wider area is home to a range of both state and independent schools. Nearby Grammar schooling includes Chesham Grammar School and Dr Challoner's. Nearby independent schools include Chesham Prep, The Beacon, Heatherton Girls Prep School, and Berkhamsted School.







## GARDENS & GROUNDS

The property occupies a private position, set behind established hedging and accessed via a gated entrance. To the front and side of the house is ample driveway parking, complemented by an EV charging point.

The rear garden is a particular highlight, featuring a generous lawn with a variety of mature planting and trees. Backing onto open greenery, the garden enjoys a pretty countryside aspect. A paved patio area positioned immediately to the rear of the property provides an ideal space for outdoor dining and entertaining.





# 1 Oak Farm Cottages

Approximate Gross Internal Area = 167.9 sq m / 1,807 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Max Warby

01494 689 263

max.warby@knightfrank.com

**Knight Frank Buckinghamshire & Hertfordshire**

St Mary's Court

Buckinghamshire, HP7 OUT

**knightfrank.co.uk**

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