



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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# St. Margarets, Great Gaddesden, Hertfordshire HP1

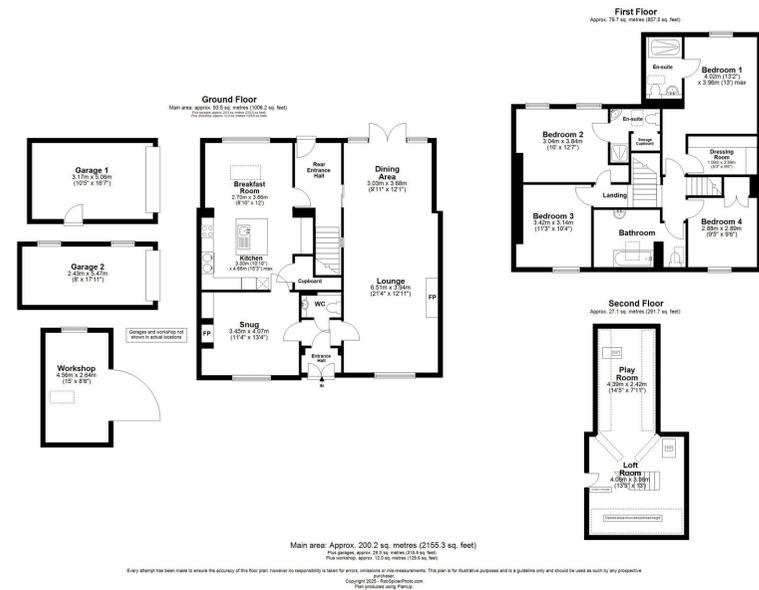
Guide Price £1,100,000

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- Brownlow cottage built in 1865 forming part of the historic Ashridge Estate
- Stylish Shaker kitchen/dining room with island
- Elegant double-length sitting room with Crittall-style doors to garden
- Converted loft providing generous playroom/study
- Extensive parking, workshop & two garages with conversion potential
- Four double bedrooms & three bathrooms
- Idyllic setting within the Chiltern Hills
- Impressive principal suite with dressing room & en suite
- Approx. 100ft front garden, plus private rear garden with large patio
- Watch the video tour





JP Brampton presents...Victorian elegance with modern convenience, nestled in the rural idyll of St Margarets.

Energy performance certificate (EPC)		
10 St. Margarets Great Clarendon HEMEL HEMPSTEAD HP1 3SE	Energy rating <b>E</b>	Valid until: 13 February 2035
Property type Semi-detached house		Certificate number: 9235-3046-3023-2615-8034
Total floor area 212 square metres		
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/landlords-liable-to-let-property-with-minimum-energy-efficiency-standards">https://www.gov.uk/guidance/landlords-liable-to-let-property-with-minimum-energy-efficiency-standards</a>		

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