
REGENT
ESTATES
01442 877 878
FOR SALE
REGENT
ESTATES

LEDGEMORE LANE, GREAT GADDESDEN, HEMEL HEMPSTEAD

£1,500,000 Freehold

ACCOMMODATION

Dropshort Cottage – An Exceptional Period Residence in Great Gaddesden

Set within beautifully landscaped grounds, in a peaceful rural setting on the outskirts of the highly regarded village of Great Gaddesden, Dropshort Cottage is an outstanding detached period residence offering over 3,900 sq ft of beautifully appointed accommodation.

The property has been comprehensively renovated, enlarged and extended to an exceptional standard, successfully combining period character with contemporary design and modern technology. Further benefits include a detached double garage and a separate self-contained annex, providing excellent flexibility for multi-generational living, visiting guests or home working.

A Home of Exceptional Quality

The spacious accommodation includes four generous double bedrooms, each benefiting from a luxurious, fully tiled en-suite bathroom with digitally controlled showers.

There are three elegant reception rooms, including an impressive main sitting room featuring a granite fireplace with a striking log burner. Oak flooring extends through the entrance hall, dining room and family room.

The heart of the home is undoubtedly the stunning 29' x 16' kitchen/breakfast room, featuring a vaulted ceiling,

LOCATION

Approx. Mileages: Berkhamsted - 4.1 miles, (London Euston from 30 minutes), M1 (junction 8) - 6.5 miles, M25 (junction 20) - 8 miles, London Luton Airport - 13.5 miles.

Great Gaddesden is located on the edge of the Chiltern Hills in a designated Area of Outstanding Natural Beauty.

The neighbouring National Trust Ashridge Estate offers a multitude of footpaths and bridleways and is owned by the National Trust.

The nearby towns of Berkhamsted and Hemel Hempstead provide an extensive range of shopping and recreational facilities as well as an excellent choice of both private and state schooling including the renowned Berkhamsted School for boys and girls.

There is a good choice of golf and tennis clubs in the vicinity including the much acclaimed courses at nearby Berkhamsted and Ashridge.

OUTSIDE

The house stands within a large plot of about a 1/3 acre with mature trees and shrubs and adjoins open countryside with stunning far reaching views. The garden has been beautifully landscaped with a full length tiled patio, new brick and flint retainer wall, and well defined established borders.

The property also benefits from a large, detached timber framed open bay double garage with additional annex comprising a large open plan living space with two double doors leading onto the gardens and a shower shower room.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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