



43 Ashdene Road, Bayford



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A Grade II Listed character cottage with potential annexe, extended and sympathetically modernised to create a stylish and flexible family home, in this sought-after village, just a short walk from Bayford Station. CHAIN FREE.

### Overall Description

Lamsfield Cottage is beautifully presented Grade II Listed property, dating back to the 18th Century, that has been substantially extended and sympathetically modernised by its current owners, including a potential annexe, to create what is now a stylish and spacious family home, that has retained its original period charm. There are now four double bedrooms upstairs, a new contemporary bathroom with period style roll-top bath and sanitary ware. Downstairs the quarry-tiled entrance hall leads to the cloakroom, boot room/utility and the sitting room with its original fireplace and multi-fuel burning stove - open-plan into the study with its tri-fold doors out to the patio - the perfect contrast between the old and the new. There are two other receptions, a family room with stable-doors to the front and back gardens and a dining room with French doors out to the garden and an open-plan entrance into the modern cottage-style kitchen with AGA. Finally, there is a fifth bedroom (which could be used as a home office) and a downstairs shower room. The layout is ideally suited for a large family but the new extension with second staircase would also suit families that want to have a separate annexe area for use by an elderly relative, one with a disability/additional needs or young adult (it even has scope to be totally separate from the house). Outside, the cottage has a sunny, south-facing and surprisingly private back garden and an attractive front garden with gravel driveway and ample parking. The current owners and their large and happy family have loved living at Lamsfield Cottage and have taken great care in all that they have done, with the large side extension and sympathetic up-dating, to make it an even more practical and welcoming place to live. People often say that "viewing is highly recommended", but in this case it really is if you want to appreciate all that this rather special family home has to offer. Please do call us and we will arrange to show you around in person at your earliest convenience. CHAIN FREE.

### Location

The property sits centrally in the picturesque and sought-after village of Bayford, which is less than a ten minute walk from Bayford Station with its regular services to Finsbury Park (Piccadilly and Victoria underground lines), Moorgate and Stevenage - making it an ideal location for busy commuters who crave a quieter village lifestyle. The village is a thriving local community with a village green, two duck ponds (one directly opposite), village pub (shut but with discussions on-going), Saint Mary's Church, Cricket Club, village hall, bus stop and a well stocked village shop (with artisan bread, cakes and freshly ground coffee) in neighbouring Little Berkhamsted. The village is also home to the well-regarded Bayford CofE Primary and Pre-School (Ofsted rating GOOD), is within the catchment area for both the Presdales Academy Secondary Girl's School and the

Richard Hale Secondary Boys School, and is also close to the St Josephs in the Park independent school. The bustling market town of Hertford is a short drive away with its independent shops, excellent choice of restaurants and pubs, castle with riverside gardens, and extensive sporting and other facilities including Hartham Common with its swimming pool, gym, tennis courts and running track. The village is surrounded by beautiful Hertfordshire countryside with plenty of footpaths and bridleways, some of which lead to nearby Broxbourne Woods (nearly 600 acres of woodland and Hertfordshire's only National Nature Reserve and home to the newly revamped Hertfordshire Zoo), yet it is also less than a ten minute drive from the A414 heading to the A1, M25 and A10. In summary, it is a quiet and peaceful village location, that's easily accessible from London and elsewhere - the best of both worlds.

### Accommodation

From the gravel driveway the period-style wooden front door leads into the:

#### Entrance Hall 14'8 x 4'6 (4.47m x 1.37m)

Two full height windows to the front. Quarry-tiled floor. Fitted cloaks cupboard.

#### Cloakroom 4'4 x 3'2 (1.32m x 0.97m)

Frosted window to side. High-level WC. Wash-hand basin with tiled splash-back. Chequerboard tiled floor.

#### Boot Room and Utility 9'9 x 8'6 (2.97m x 2.59m)

Window to front. Roll-top worksurface with sink and space/plumbing beneath for two washing-machines and a tumble-drier. Space for large fridge/freezer. Quarry-tiled floor. Wall mounted oil-fired boiler. Extractor fan.

#### Kitchen 12'4 x 9'8 (3.76m x 2.95m)

Window to front into the hall. Good range of kitchen units with granite work-tops and sink unit. Oil-fired AGA with extractor above. New electric oven, electric hob and extractor above. Fitted dishwasher. Tiled floor. Kick-board electric heater with remote control. Under-stairs larder (housing electrics). TV aerial point.

#### Dining Room 12'3 x 11'11 (3.73m x 3.63m)

French doors to the garden. Window to the side. Tiled floor. Fitted dresser and unit.

#### Study 14'4 x 5' (4.37m x 1.52m)

Sliding tri-fold doors to the garden patio. Wood-effect laminate floor. Telephone point. Radiator. Period timber archway to the:

#### Sitting Room 13'2 x 12'2 (4.01m x 3.71m)

Period fireplace with multi-fuel burning stove and brick hearth. Fitted wooden cupboards with shelving above. Wood-effect laminate flooring. Wall-mounted TV aerial point. Radiator.

### Inner Hall/Music Room 8'1 x 5'9 (2.46m x 1.75m)

Connecting the dining room to the family room and bedroom five. Window to rear.

### Family Room 14'1 x 10'11 (4.29m x 3.33m)

Stable doors and windows to front and back. Electric wall-mounted radiator (can be controlled from your phone) and normal radiator run from the central-heating. TV aerial point. Stairs to first floor with under-stairs cupboard. Ceiling spotlights.

### Downstairs Shower Room 7'8 x 2'6 (2.34m x 0.76m)

Frosted window to side. Fitted shower cubicle with tiled surround. Low-level WC. Wash-hand basin. Tiled floor. Extractor fan. Electric heater. Radiator.

### Bedroom Five/Home Office 10'8 x 7'9 (3.25m x 2.36m)

Window to front. Telephone point. Radiator.

### First Floor 17'7 x 6'3 (5.36m x 1.91m)

Window to rear. Deep storage cupboard. Loft hatch (part-boarded with light). Radiator.

### Bedroom One 12'5 x 12' (3.78m x 3.66m)

Window to rear and side with pleasant aspect over the garden. Fitted wardrobes with overhead storage space and bedside shelving. Radiator.

### Bedroom Two and Dressing Room 22'4 x 12' widest (6.81m x 3.66m widest)

Three windows to rear (including two velux). Two windows to front. Restricted ceiling height to the sides of the dressing area. Storage area. Stairs down to ground floor which can be used to access the shower room. This bedroom has the flexibility to be used to sleep two children, as the owners do currently.

### Bedroom Three 13'9 x 8'9 (4.19m x 2.67m)

Window to front. Radiator.

### Bedroom Four 12'3 x 10'4 (3.73m x 3.15m)

Two windows to the rear overlooking the garden. Radiator.

### Bathroom 9'5 x 5'9 (2.87m x 1.75m)


Window to front. Period-style roll-top bath, high-level WC and wash-hand basin. Fitted shower cubicle with tiled surround. Storage cabinet. Half-tiled walls and tiled floors. Stainless-steel heated towel-rail.

### Outside

The property is set back from the road by an attractive front garden, shielded by a hedge and crab-apple tree, with a secure gate leading to a gravel driveway with room for three or four cars. Garden tap and security lights. Log store. Oil-Tank (locked and hidden behind fencing). A side gate leads to the south-facing back garden with central area of lawn, patio area by the tri-fold doors to the study, mature fruit trees (cooking and eating apples, pear) and hedge/fencing border for privacy. GARDEN SHED. BRICK STORE. Garden tap. Security and outside lights.

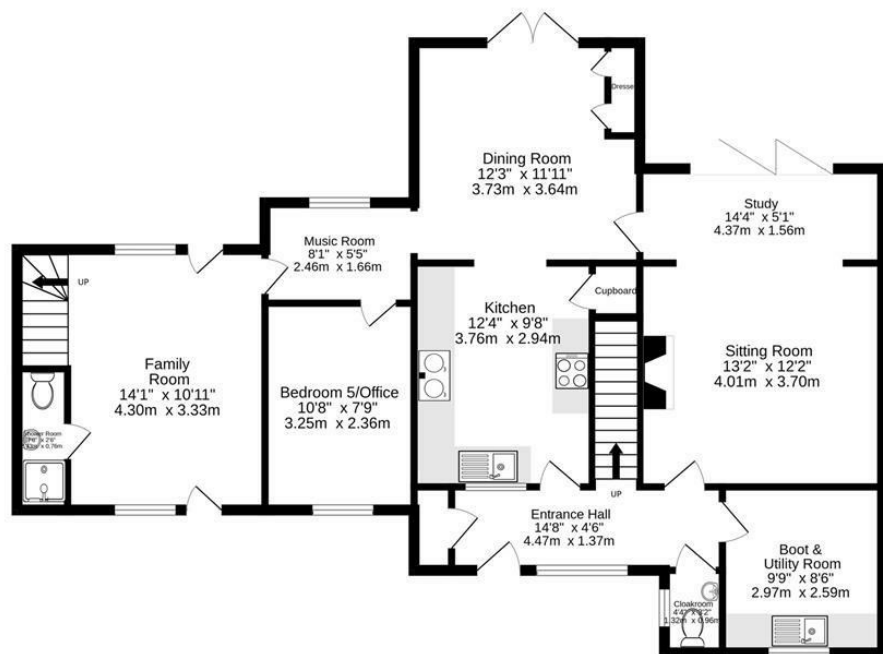
### Services and Other Information

Grade II Listed. Mains water, drainage and electricity. Oil-fired Aga and central-heating with oil tank in the front garden (boiler serviced May 2024, oil tank also signed off as sound). Sky dish. Telephone connected (fast broadband speeds available). Smoke detectors fitted throughout (hard wired with battery back-up). Chimney recently swept. Boiler recently serviced. Electricians have been upgraded and new consumer units fitted (client has certificates). New bathroom suite. New tri-fold doors in study and new large patio doors in the dining room. Alarm. Council Tax D.

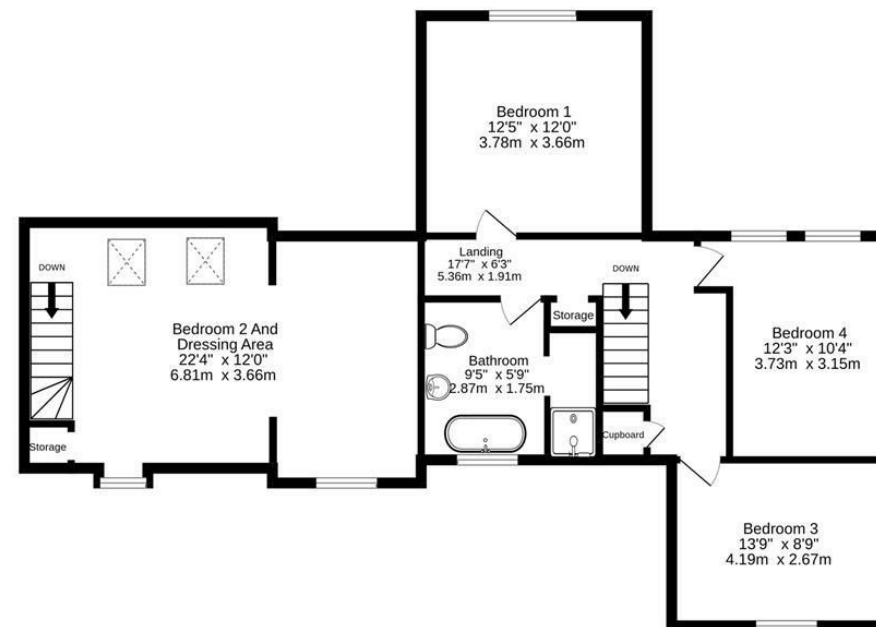
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

Ground Floor  
1006 sq.ft. (93.5 sq.m.) approx.



1st Floor  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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