



Delightful detached cottage on edge of village location.

Ballington Cottage, Gaddesden Row, Hertfordshire, HP2 6HX

Freehold

savills



Wonderful Grade II listed detached cottage • Approaching third acre plot • South westerly rear aspect • Delightful period features • Three reception rooms • Main bedroom with en suite • Stunning private gardens • Garaging and outbuildings • Edge of village location

Local Information

Mileages Approx: -
Berkhamsted 6.2 miles
(London Euston 35 minutes)
Harpenden 8.1 miles (St Pancras International from 23 minutes), St Albans 9 miles, M1 junction 9- 3 miles, M25 junction 20- 8.5 miles, London 35 miles.

Ballington Cottage is set in the small and sought after hamlet of Gaddesden Row, approximately 8 miles to the south of Harpenden and just over 6 miles north of the market town of Berkhamsted. The property is set amidst wonderful open countryside providing many opportunities for walking and riding, particularly over the Gaddesden Estate, or close by to the Ashridge Estate with over four thousand acres of woodland and heathland.

There are excellent schools, both private and state, in Berkhamsted and Harpenden and Hemel Hempstead. Other schools include Beechwood Park Preparatory School approximately 1 mile (on footpaths) away, Berkhamsted School and

slightly further afield, the St Albans Schools for Girls and boys.

Major shopping amenities can be found in Harpenden, Berkhamsted, St Albans and Hemel Hempstead. All towns offer fast and frequent mainline train stations into central London.

Services

Mains water, electricity and drainage and oil fired central heating.

About this property

Ballington Cottage is a delightful Grade II listed countryside house situated on the edge of the sought after village of Gaddesden Row. Set opposite woodland and adjacent to open countryside, the location offers a great mix of countryside living with convenient access to communication links at Berkhamsted, Harpenden and Hemel Hempstead.

This pretty cottage is believed to date back to the 15th century and today represents a really lovely family home with immense character and charm. The house is adorned



by a wealth of wall and ceiling timbers as well as a hand crafted staircase and landing balustrade. In addition, attractive wooden floors run through much of the house and are complimented by brace and latched doors throughout.

The accommodation is set over two floors and comprises three well-proportioned reception rooms, two of which feature fabulous brick open fireplaces. There is a good sized kitchen/breakfast room featuring a good range of fitted units and a pretty log burning stove.

On the first floor, four bedrooms and a family shower room can be found with the main bedroom boasting a stylish en suite bathroom with roll topped.

Outside

Ballingdon Cottage is approached over a gravel driveway, which sweeps round to the front of the house and provides parking for at least four cars. Set to the side of the driveway are two garages and a storeroom although the rear garage is currently used as a utility/store room and would certainly make for a great home office, if required. Behind the garages is a lovely brick outbuilding, currently used for storing garden

machinery, although, again, could be used for other purposes.

The gardens, both to the front and rear, are an absolute delight and have been managed and cared for to encourage and maintain the diverse array of wildlife found within the gardens. Enjoying a south westerly rear aspect, the rear gardens feature a pretty stone terrace, perfect for outdoor entertaining and with steps that lead up to a mainly laid to lawn garden, which is flanked by a variety of mature trees and hedgerows that provide significant privacy and seclusion from the two neighboring period houses.

Tenure

Freehold

Local Authority

Dacorum Borough Council

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office. Telephone: 01582 465 000.





Ballingdon Cottage, Hemel Hempstead

Main House gross internal area = 1,812 sq ft / 168 sq m
Garages & Storage gross internal area = 389 sq ft / 36 sq m
Shed & Storage gross internal area = 176 sq ft / 16 sq m

