



Main Road North

Dagnall, Hertfordshire, HP4 1QZ



Country cottage to its core.

Steeped in history and character, this enchanting two bedroom Victorian Cottage is perfect for those seeking the rural idyll, and also has the added advantage of its own garage and parking too.

Sitting pretty with picture-postcard appeal, this former Brownlow cottage dates to around 1860.

Inside and out, this gorgeous cottage is stunning, approached along a stepping stone pathway, through the beautiful front garden to the cottage itself, with its original mullion lattice windows and Brownlow crest.

Throughout, there is a welcoming ambiance, enhanced by the original stripped pine latched doors and wooden floors. The living room has an attractive, exposed brick chimney, housing a multi fuel stove; this lovely room overlooks the charming front garden and breathtaking views of the fields beyond.

At the back of the house, the attractive, extended kitchen/dining/living area is a fabulous place to gravitate to..

Guide Price: £595,000
Tenure: Freehold



The kitchen boasts a decorative fireplace, attractive traditional style units including a built-in dresser, polished granite work surfaces and a stone tiled floor. A lovely bay window provides views of the rear garden and the delightful stable door provides access to the garden. A cute boot area/pantry completes the downstairs.

Upstairs, there are two double bedrooms, with the front bedroom enjoying those fabulous countryside views. Both bedrooms are served by the spacious bathroom, which features a separate shower and free-standing bath.

This charming home boasts the prettiest rear garden, consisting of a patio area, lawn, and well-stocked flower beds and a pond. To the rear of the garden, and quite unusual for a period cottage, the outbuilding which was once a pig sty, is today a storage shed and a large garage, complete with electrically-operated up and over door. In addition, across from the shared driveway, there is the added benefit of a separate carport too.

Finally, the property is most convenient for access to Berkhamsted, Tring and Hemel Hempstead, which are all located within a short drive. The property is located within the Aylesbury grammar schools catchment area..

Location



Dagnall is an attractive village in an area of Outstanding Natural Beauty. At the heart of the village is a recreation ground, pub, church, farm shop and village hall. ZSL (Whipsnade Zoo) is just over a mile away and nearby Edlesborough (around 3 miles) offers a range of local shops and businesses. Wider shopping and recreational facilities are available in Berkhamsted, Tring, Leighton Buzzard, Hemel Hempstead and Milton Keynes.

State schooling locally includes Dagnall Church of England School, while the area also offers some excellent private schools including Berkhamsted School (3-18 years), Beechwood Park School (3-12 years), and St Georges School (0-11 years)..



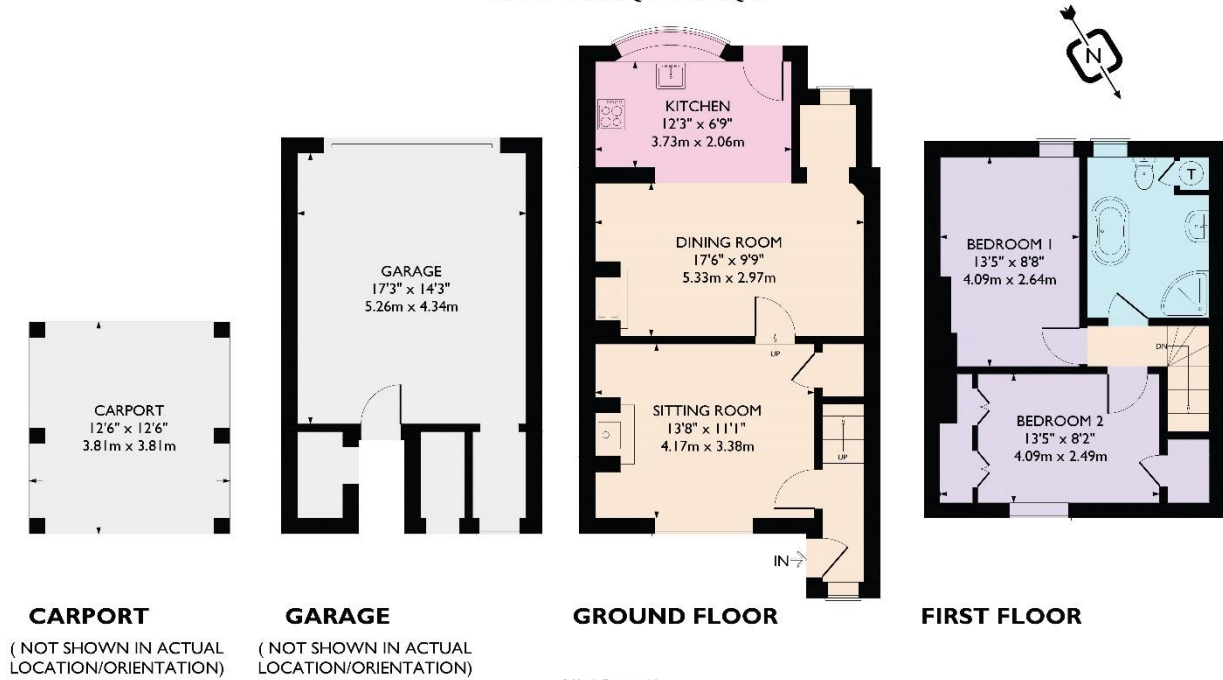
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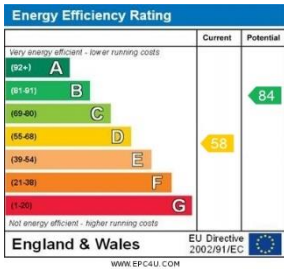
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APPROXIMATE GROSS INTERNAL AREA = 856 SQ FT / 80 SQ M
 GARAGE = 302 SQ FT / 28 SQ M
 CARPORT = 169 SQ FT / 16 SQ M
 TOTAL = 1327 SQ FT / 124 SQ M



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



Council Tax Band: D

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Berkhamsted Office | 01442 863000
 152 High Street, Berkhamsted, Hertfordshire HP4 3AT

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