






-  4 Bedrooms
-  2 Bathrooms
-  3 Receptions
-  Private Garden
-  Off-Street Parking

Freehold

Council Tax Band:
G £3,875.11 (2025/26)

Local Authority:
Dacorum Council



Beautifully maintained, comfortable family home offering delightful living in a convenient rural Hertfordshire countryside location.

Description

This wonderful family home, beautifully maintained and improved by the current owners, offers delightful living in a convenient yet rural location in Hertfordshire's heart. The gravel driveway leads to a pretty front garden, covered porch, and entrance hall with flagstone floor, stairs to the first floor, and guest cloakroom. The spacious living room, double aspect, features a built-in wood burner for cosy winter evenings. Cottage-style doors lead to a corner study and a bespoke kitchen/dining room, designed by Hertfordshire designer John Ladbury, with stylish units and integrated appliances. The adjoining garden room, with French doors to the rear garden and patio, is perfect for alfresco entertaining. Off the garden room is a generous utility room with fitted units. Upstairs, the principal bedroom has a dual aspect and ensuite shower room, with three further bedrooms and a family bathroom. Outside, landscaped gardens with large entertaining space, designed by James Scott, include raised borders, lawn, planters, seating, and outdoor kitchen. The garden store can double as a covered exercise area. A must-see in this rural location close to transport links and within easy reach of Harpenden, Berkhamsted, and St Albans.

Location

Trowley Bottom near Flamstead is perfect for family life, blending countryside charm with village conveniences. Close to Harpenden & St Albans for shopping, dining, and leisure. M1 is 2 miles away; Thameslink 5 miles for London access.

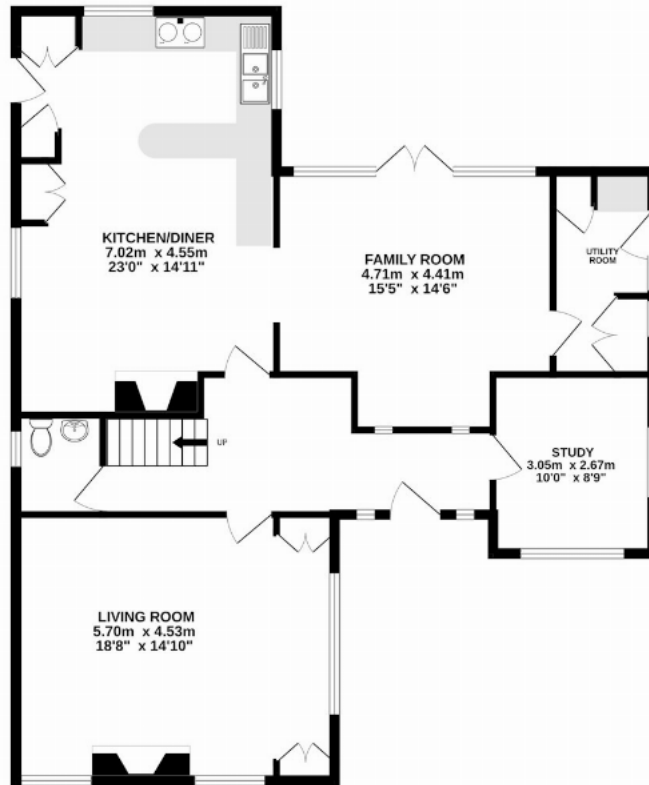
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



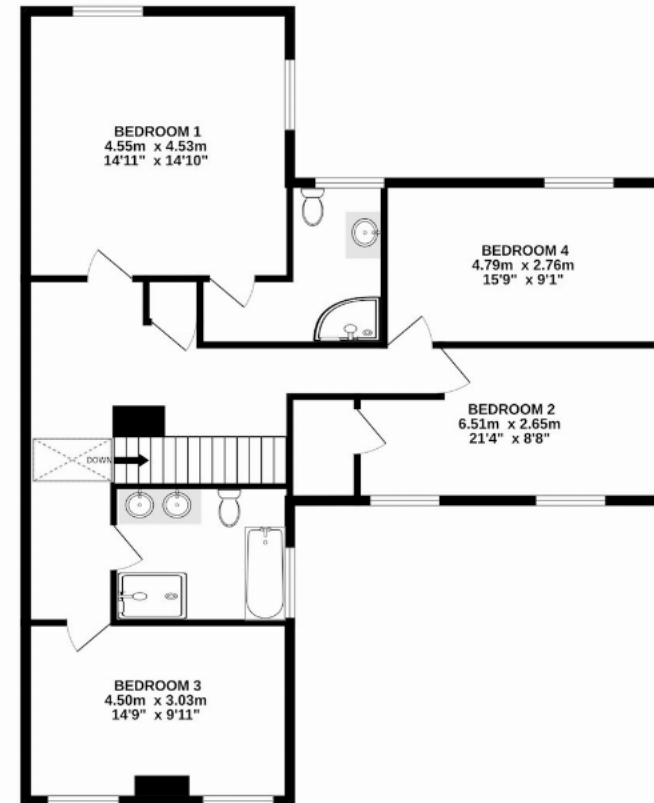




GROUND FLOOR
100.1 sq.m. (1078 sq.ft.) approx.



1ST FLOOR
94.3 sq.m. (1015 sq.ft.) approx.



TOTAL FLOOR AREA : 194.4 sq.m. (2093 sq.ft.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.