



0 bedrooms



0 bathrooms



0 receptions



Land



Off Street

Freehold

Local Authority:  
Dacorum Council





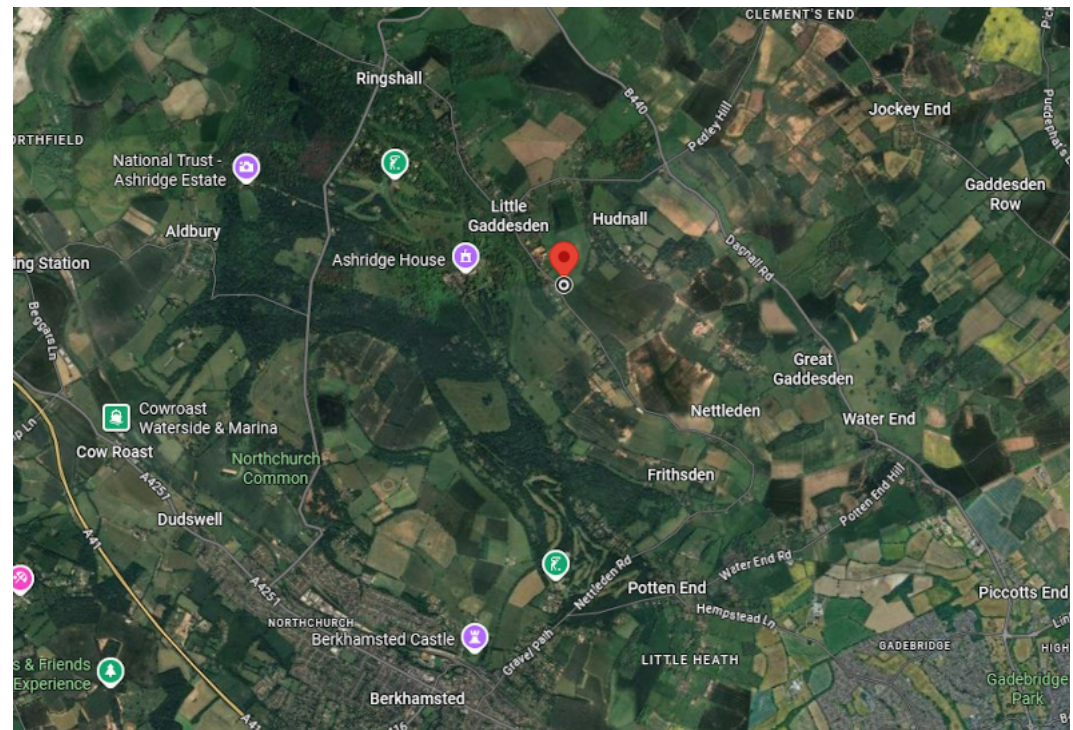
Prime 7+ acre paddock for equestrian grazing on village edge in 'area of outstanding natural beauty'.

### Description

Over 7 acres of good quality, well-drained equestrian grazing land, also suitable for other uses, with timber construction shelter and storage and mains water supply. This well-fenced paddock is ideally located for use as grazing, offering easy accessibility and off-road parking. Set in a beautiful agricultural area, it is surrounded by farmland in an area of outstanding natural beauty. NB. There is a public footpath across part of the land.

### Location

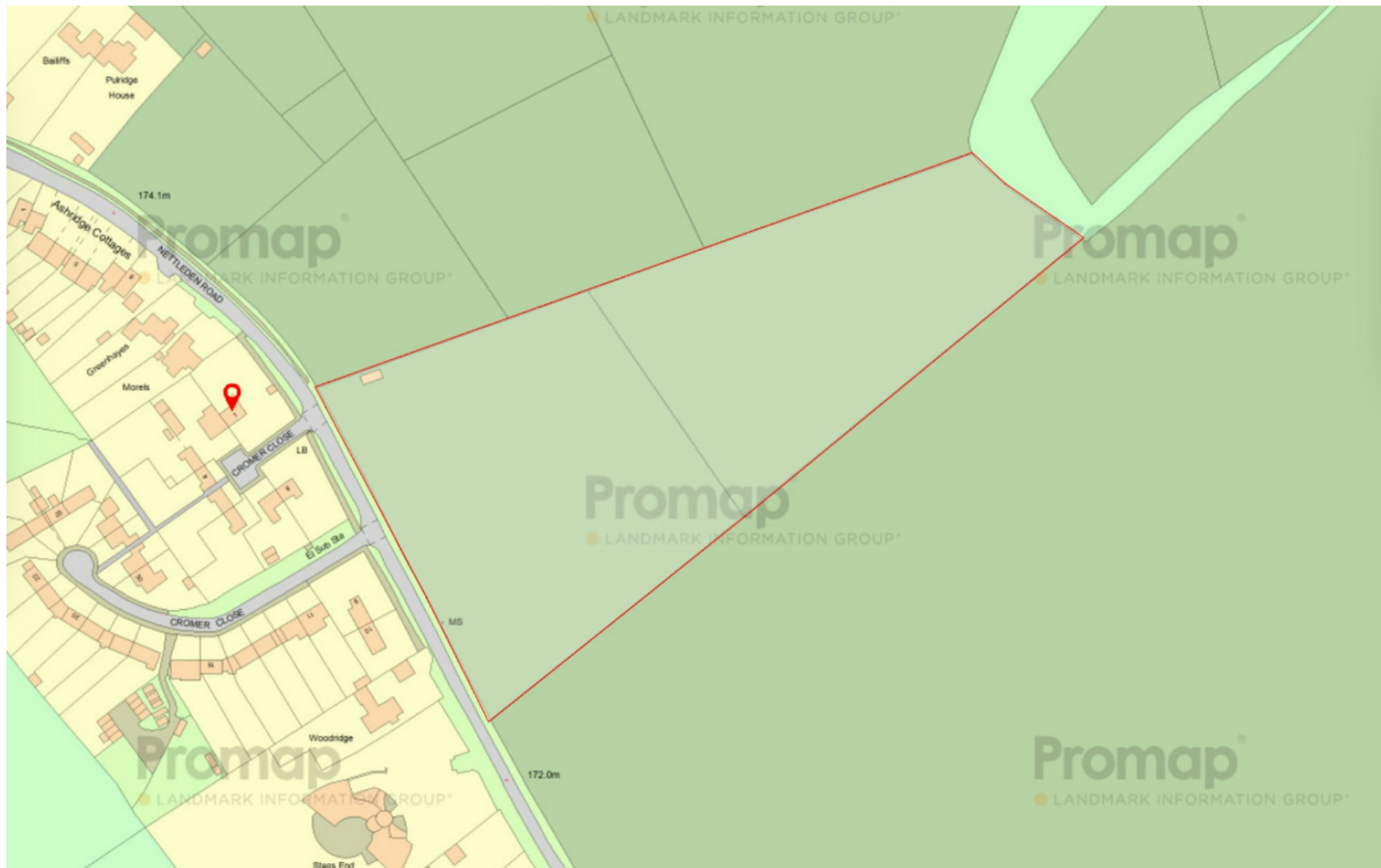
Set in glorious countryside near Little Gaddesden with access to Ashridge House and 4,000 acres of Ashridge Forest. Berkhamsted is 10-15 mins away. Excellent links via M1 and A41; London Euston is about 35 mins from Berkhamsted station.











**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.