



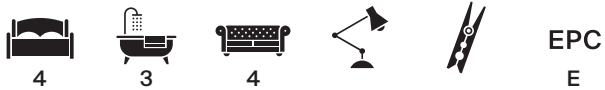
Ringshall, Berkhamsted



An elegant family home within Ashridge Estate.

The house has been beautifully restored, with large rooms and high ceilings and keeps all the elegance and character of an 1840s Brownlow Style house, yet has been carefully brought in to the 21st century.

Reservoir Cottage is approached by a long-gated driveway and sits well away from any road. In a very peaceful and calm location with uninterrupted views for 300 degrees, it benefits from the most beautiful sunrises and sunsets.



Offers in excess of: £2,000,000

Tenure: Freehold

Local authority: Hertfordshire County Council

Council tax band: A

Reservoir Cottage has commanding presences as you enter Little Gaddesden and is well connected to Little Gaddesden and Berkhamsted.

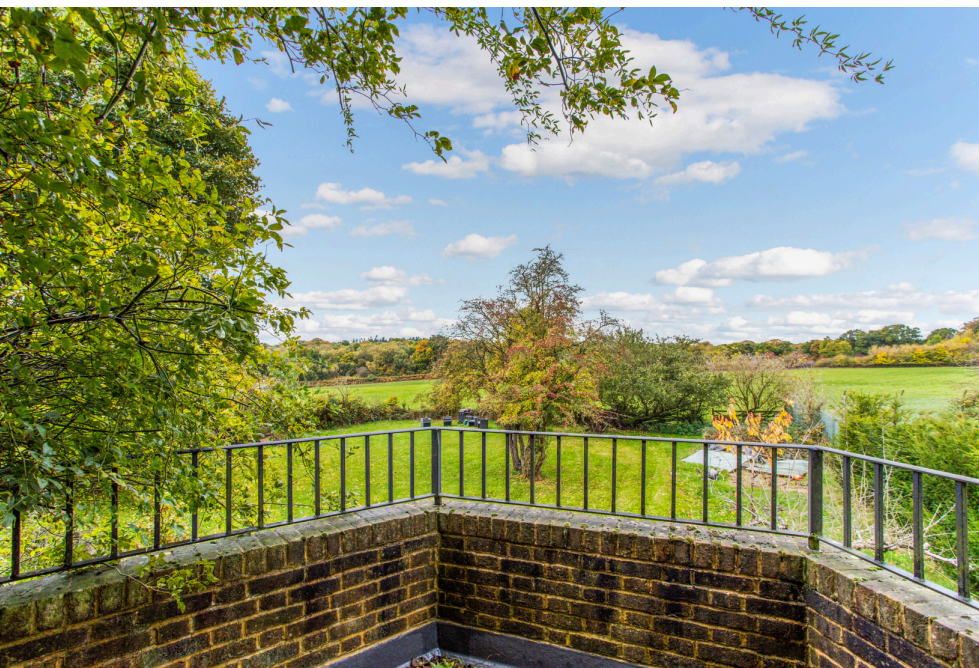




Elegance & Character

Upon entering this stunning home you are greeted with an impressive vaulted hallway with a galleried landing, which creates space and a beautiful flow throughout the home. Impeccably finished in a high quality, the craftsmanship is allowed to shine through.

The spacious kitchen/breakfast room which includes Smallbone units and a three oven Aga, is the heart of this home; complete with a cosy wood burner and a split stable door which provides views across the garden and fields beyond. The three generous reception rooms create flexible family accommodation and are conveniently heated via an underfloor heating system.







Reservoir Cottage is situated within Ashridge Park- an area of outstanding natural beauty and the former hunting estate for King Henry VIII. Ashridge estate extends to over 4000 acres of woodland, common land and has been shown in many TV programmes and films.

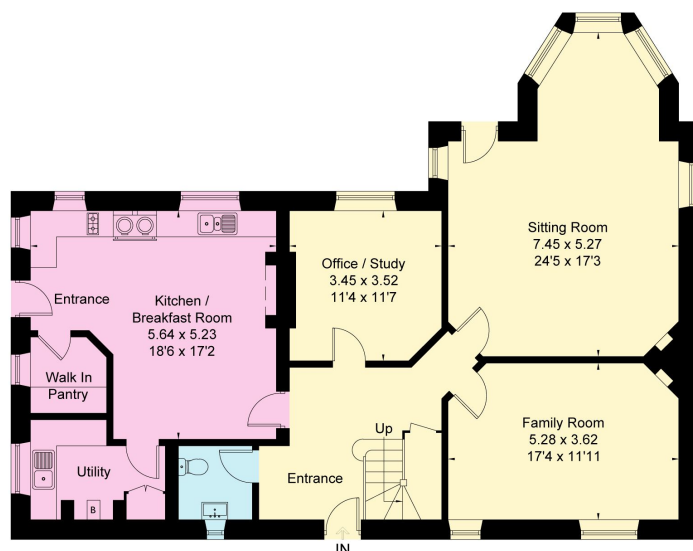
It is within easy reach of Little Gaddesden, which has a Church of England Primary School with an 'Outstanding' Ofsted rating, local shop, post office, church, sports clubs and a public house.

Berkhamsted station 5 miles
Hemel Hempstead 7 miles
M1 (J8) 8 miles
Central London 32 miles
(All distances & times are approximate)

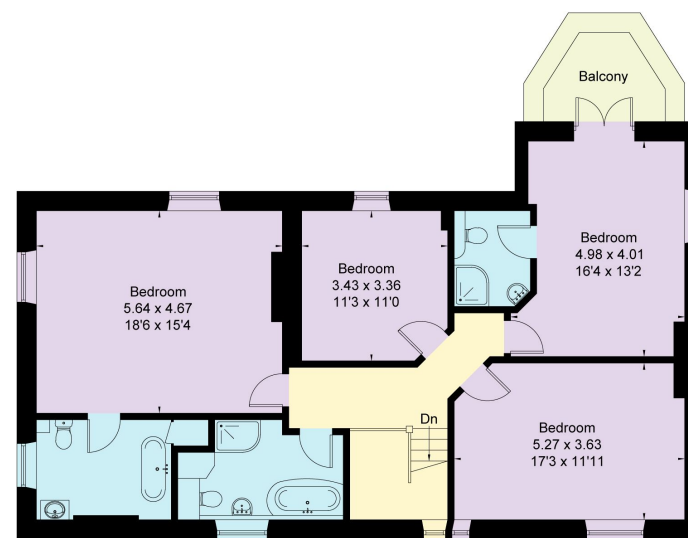




Approximate Area = 232.7 sq m / 2,505 sq ft



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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