



Two Dells Lane  
Ashley Green

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## Offers In Excess Of £1,375,000

entrance hall | kitchen/breakfast room | utility | living room | dining room | study/bedroom | master bedroom with ensuite | second ensuite bedroom | dressing room | WC | first floor landing | bedroom | family bathroom | front & rear gardens | garage & driveway parking

A beautifully upgraded detached village residence offering spacious and versatile accommodation, set in a secluded mature plot of approx third-acre.

The centrepiece of this stunning home is a stylish kitchen/breakfast room benefitting from a part-vaulted ceiling, extensive glazing, and french doors opening to the garden. Classic kitchen cabinetry features a large island unit, space for a range cooker and American style fridge/freezer, plus the convenience of a dedicated utility. Reception space includes a characterful living room with inglenook fireplace and french doors to the rear, a separate dining room and a study. The study could serve as an additional bedroom if required.

The superb principal bedroom benefits from fitted wardrobes and a luxury ensuite bathroom. A second double bedroom also features a modern ensuite bathroom. A comprehensively-fitted dressing room and a separate cloaks/WC complete the ground floor. The first floor offers a further double bedroom and a spacious family bathroom.

Outside, the wraparound gardens have been thoughtfully landscaped and feature a large terrace, charming pergola seating area, sweeping lawns, and mature borders and hedging. Set back and approached via electric gates, there is both driveway and garage parking.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G (Chiltern).

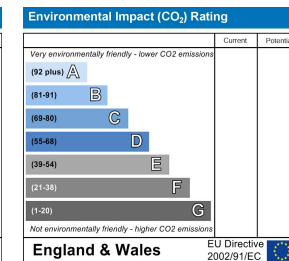
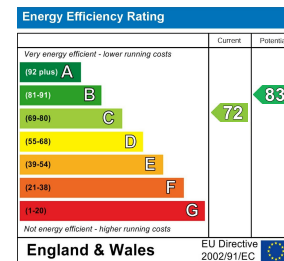
### Situation

Ashley Green is situated between Chesham and Berkhamsted and offers a village community with church, village hall and public house. For commuters, the A41 bypass offers good connections to both the M1 and M25, and the stations at Berkhamsted, Hemel Hempstead and Chesham provide fast and frequent services to London. The property is within the catchment for Chesham Grammar and Dr Challoners Boys and Girls Schools.

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Total area: approx. 226.9 sq. metres (2442.8 sq. feet)  
Disclaimer: Floor plans for marketing purposes only and to be used as a guide - 50M Studio  
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