



Dundridge Cottage Gilberts Hill, St. Leonards - HP23 6NT

In Excess of £1,250,000

 **TIM RUSS**
& Company



Dundridge Cottage Gilberts Hill

St. Leonards, Tring

- Charming Period Cottage
- Wonderful Chilterns Location
- 0.66 Acre Garden
- 4/5 Bedrooms
- 2 Bathrooms
- 3/4 Reception Rooms
- Kitchen/Breakfast Room with AGA
- Large Garage



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St. Leonards, Tring

A delightful 4/5 bedroom period cottage standing large private gardens in a wonderful setting high in the Chilterns.

This charming cottage dates in origin from the 17th Century, subsequently added to in later years and offering versatile and spacious accommodation. The earliest part of the property still retains much of the original character with a wealth of exposed beams and a lovely inglenook fireplace. The ground floor accommodation is particularly generous and the property is south facing with garden views from most rooms.

The main entrance hallway, offering plenty of space for coats and boots, leads to the kitchen, main stairway and study. The kitchen/breakfast room is a lovely light double aspect room with fitted units, exposed oak beams, a larder and the all essential AGA. The study, with wine cellar below, leads through to the sitting room.

The sitting room is a lovely comfortable room boasting original oak beams, a stunning inglenook, baker's oven and salt hole and a casement door out to the garden. The sitting room leads onto a small hallway with the original old oak front door and then into the dining room. The dining room, converted from the original barn, is a fabulous room with a vaulted beamed ceiling and exposed trusses. It has a separate oil burner and is perfect for entertaining.



There is a self-contained annexe, with separate





Tim Russ and Company

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