

Alderton Drive

Little Gaddesden, HP4 1NA



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Guide Price £2,500,000

- Southerly facing 2 acre plot
- Backing onto Ashridge Golf Course
- Prime private residential road
- Desirable village situated in National Trust land
- Superb potential to extend or re-build STP



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Built in 1965, Canford, is available to the open market for the very first time having been owned by the same family that constructed her. Situated on a southerly facing plot of approx two acres on this most desirable of private roads nestled in the heart of the National Trust's Ashridge Estate, Canford really does offer an exciting opportunity for the new owners. The property is in need of modernising and would benefit from extending or even possibly building a replacement dwelling STP. The existing property has three reception rooms, kitchen and a conservatory together with a cloakroom, rear lobby area and utility room. On the first floor there are three double bedrooms, a bathroom, a shower room and a separate WC. The grounds are wonderfully private with an array of mature trees and shrubs. The garden backs onto the renowned Ashridge Golf Club allowing for excellent access to public footpaths and bridleways to enjoy the approx 5,000 acre Ashridge Estate. Canford is approached via gated access onto a sweeping gravel driveway.



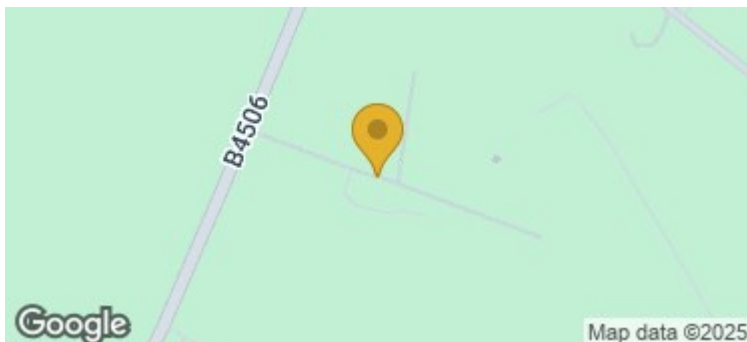
Approximate Gross Internal Area
 Ground Floor = 162.4 sq m / 1,748 sq ft
 First Floor = 85.3 sq m / 918 sq ft
 Total = 247.7 sq m / 2,666 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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