



SHEM NICHOLS

ASPENDEN





LOCATION, LOCATION

Believed to date back to the 16th Century, Shem Nichols is rumoured to be one of the first properties built on this quiet lane in the hamlet of Aspenden, just outside the market town of Buntingford.

This beautiful Thatched Cottage was awarded its Grade II listed status back in the summer of 1984, offering the new owners the chance to become guardians of their own piece of local and national history.

A great deal of time and finance has been invested in sympathetically restoring this wonderful home.

Make your way up the stone steps to the front door, and step inside...





COSY AND CALM

The lounge instantly creates a relaxing living space.

With character features galore including exposed beam ceilings, walls, and a red brick inglenook fireplace with cast iron oven, where better to retire after dinner with a glass of wine?





Light enters and views beckon from the front through a large window, and out to the garden via a side door.



COTTAGE CHARM

The kitchen mixes cottage and contemporary styling with white kitchen units, complemented with solid oak work tops and a flagstone floor. A gas rangemaster oven and Quooker tap providing instant hot water, are touches of modern design. Large windows bring the outside in, creating the perfect cooking oasis.

Additionally, off the kitchen is a utility room with W/C.







RISE AND SHINE

Off the lounge is a second reception room, currently used to dine. With views out to the lane, there could not be a better place to start the day.

SLEEPY HEAD

Upstairs in the main bedroom, find a vaulted ceiling with an abundant number of beams showcasing Shem Nichols beauty. Windows to the front and back ensure plenty of natural light.

Through to an en-suite bathroom with vanity sink and bath with shower over.





On the other side of the house is the second bedroom with its own private staircase, built in wardrobes and an en-suite wet room.



BASEMENT BEAUTY

Bedroom three is located in the basement and has a wonderfully restored exposed brick, en-suite offering the ultimate luxury shower. For those not needing a third bedroom, this room would make an ideal gym, home office or studio, the possibilities are endless.





JOIN US OUTSIDE

The garden provides peace and serenity, with a large patio area leading to steps up to the main garden. There are plentiful herbs, shrubs and plants, a small nature pond and space to live the good life and grow your very own fruit or vegetables.

Access to the front of the cottage is via a side gate. Parking is provided to the front via a private drive-in area, with space for approximately six cars and additional outbuildings, if required.

ON YOUR DOORSTEP



Aspenden enjoys a large village green on which cricket is played in the summer months. An array of benches surrounds the pitch, so you will always have somewhere to sit and watch the world go by.

For those of you with children or grandchildren, there is a great playground equipped with a slide, swings, and a merry-go-round, ideal for entertaining younger visitors.

St Mary's church sits at the top of the village and has a real community presence.



OUT AND ABOUT



A PINT

The Fox has been the only public house in Aspenden since the First World War. The current hosts offer a friendly welcome to their traditional English pub with a large beer garden, open fire in the winter, quality cask ales and an annual beer festival.



A GOOD WALK

Aspenden has many bridleways to enjoy. The south-west loop is a walk rich in history. It includes a 1.5km stretch along Stane Street, once a Roman road now a tree-lined byway. The route passes the site of the former medieval village of Wakeley. A great route for dog walkers approximately 5.5 miles (8.8km).



DINING OUT

The Fox offers delicious home-cooked food if you fancy a night off cooking. Further afield, Buntingford has a variety of public houses, cafés, and an Indian restaurant. Pearce's farm shop and café is a wonderful place to meet with friends and family for breakfast, lunch, or afternoon tea.



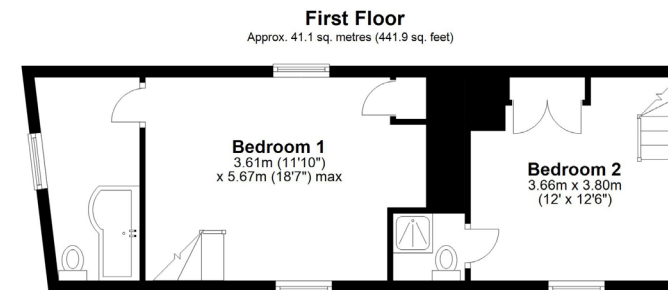
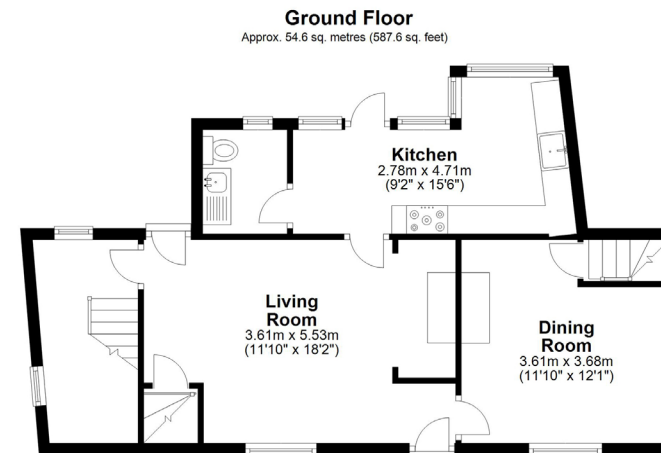
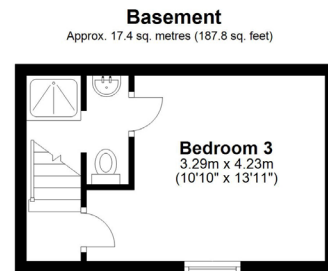
PUBLIC TRANSPORT

A 20-minute walk through the village, brings you to London Road where you can catch the number 18, or 386 where routes can take you to Royston, Bishops Stortford, Baldock, Letchworth, Hitchin, and Stevenage. Commuting into London? Royston, Baldock and Stevenage mainline stations are a 20-30-minute drive away.





FLOOR PLANS



Total area: approx. 113.1 sq. metres (1217.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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