



PUTTERILLS

EST. 1992

Vine Cottage, 24 Benington Road, Aston, Hertfordshire, SG2 7DY

Price: £625,000

Pretty Grade II listed 3-bedroom cottage with adjoining historic old forge

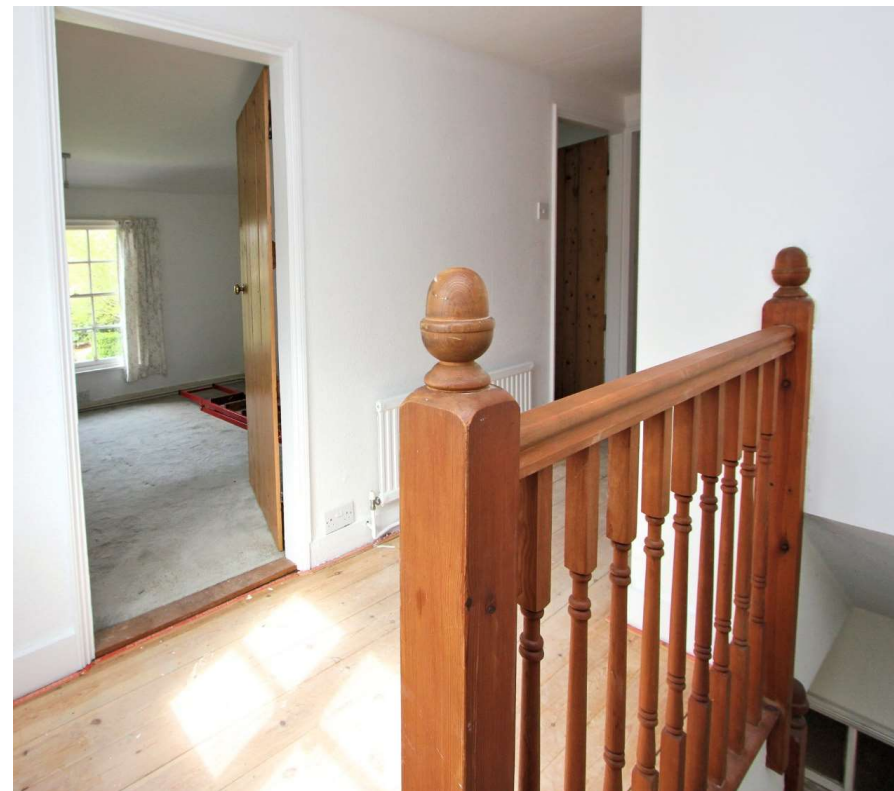


This pretty and historic detached 3-bedroom period residence has origins dating back to the 18th Century and boasts an individual adjoining old forge with any number of possibilities. The accommodation comprises: Entrance Hall, shower room, kitchen, lounge with fireplace, snug again with fireplace, downstairs bathroom and access to the impressive Old Forge with exposed beams and the original forge itself. To the first floor are 3 bedrooms and a cloakroom. The garden wraps around to the side of the property from the front and is mostly laid to lawn with mature boundaries of trees and hedging. There is a timber outbuilding and parking for a number of vehicles. CHAIN FREE SALE. EPC exempt.

The village of Aston is known locally for its conviviality and, despite its modest size, offers a great many clubs, societies and interest groups as well as hosting a very successful annual school fete. The area is steeped in history with a beautiful church, pre-school for children 'from age two', Ofsted outstanding infant/junior school, sports clubs including tennis, bowls, badminton, cricket, Pilate's studio, large community recreation ground and a couple of pretty country public houses.



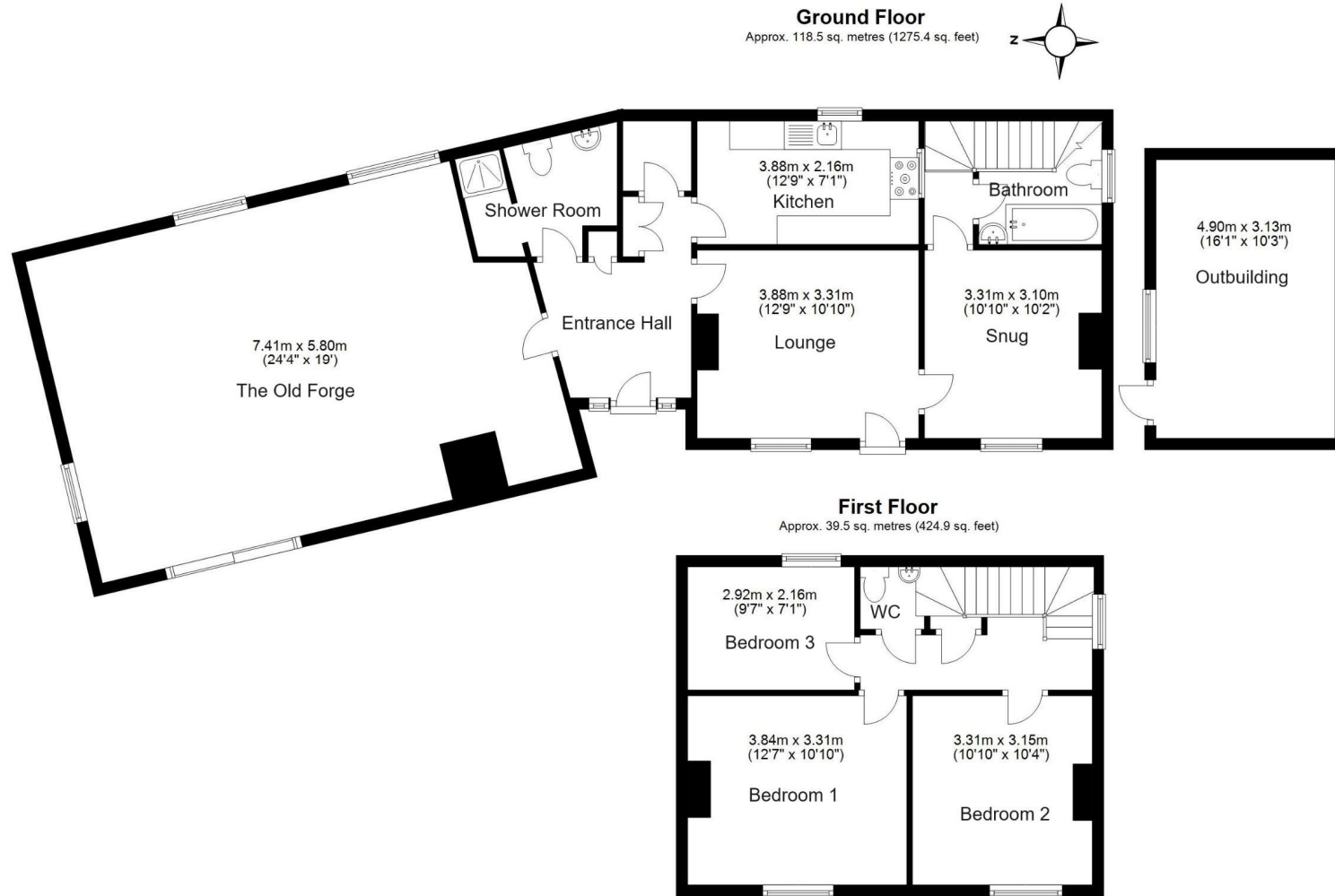












Total area: approx. 158.0 sq. metres (1700.3 sq. feet)