



Home Farm House

Little Gaddesden, Berkhamsted



BNP PARIBAS GROUP 

A detached five bedroom property located in a sought-after area close to village amenities

A handsome double-fronted period family home featuring elegant neutral décor and quality fixtures and fittings including contemporary sanitaryware throughout. It neighbours the Ashridge Estate in the Chilterns National Landscape, near to local village and town centre amenities and a train station with journey times to central London of around half an hour.



The property

Home Farm House is an attractive double-fronted period family home offering more than 3,200 sq ft of light-filled, flexible accommodation arranged predominantly over two floors. Configured to provide a practical and cohesive living and entertaining environment, the property offers generously-proportioned rooms with elegant neutral décor and quality fixtures and fittings including contemporary sanitaryware throughout. The accommodation flows from a gable end entrance lobby with a useful cloakroom and an inter-connecting wooden-floored reception hall with a fitted utility room with separate gable end access. It briefly comprises a family room with a front aspect bay window, exposed wooden flooring, a feature open fireplace and a door to a neighbouring front aspect sitting room, also with exposed wooden flooring and an original cast iron feature open fireplace and with a front access door. A study has exposed wooden flooring and doors to the

rear garden and to a neighbouring dual aspect dining room with tiled flooring. The dining room opens into a triple aspect kitchen/breakfast room, also accessible from the sitting room. It has a vaulted ceiling with exposed A frame beams, tiled flooring, a range of bespoke wall and base units, a breakfast bar, double Belfast sink, complementary work surfaces, a four-oven Aga, modern integrated appliances, space for a good-sized table for more informal meals and French doors to the terrace. The property also benefits from generous cellarage, suitable for a variety of uses.

The part-vaulted first floor is accessible over a concealed staircase off the study and a staircase rising from the reception hall. It provides a principal bedroom with a front aspect bay window and fitted storage, four further bedrooms and a dressing room, together with a family shower room and a family bathroom with bath and separate shower enclosure.



Outside

Set behind low-level walling and featuring a bell tower and an inset front aspect wall clock, the property has plenty of kerb appeal. It is approached over a driveway providing private parking and giving access to a detached timber-framed triple carport. The part-walled wraparound garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature specimen trees. It features a shed, a timber summer house with French doors to the garden and a generous raised paved terrace, the whole ideal for entertaining and al fresco dining.

Location

The property sits next to the Ashridge Estate in the Chilterns National Landscape, surrounded by thousands of acres of National Trust woodland and stunning rolling countryside connected by extensive footpaths and bridleways. Nearby Little Gaddesden village offers day-to-day amenities including a church, village shop, Post Office, farm shop, two pubs, a primary school and football, cricket, bowls, tennis and



golf clubs. The historic market town of Berkhamsted offers comprehensive independent, high street and supermarket shopping, cafés, restaurants and pubs, primary and secondary schooling, a cinema and sports centre. Hemel Hempstead and St Albans both offer extensive shopping, service and recreational amenities. Transportation links are excellent: the M1 connects to the M25 and motorway network, and Berkhamsted station (4.6 miles) offers regular services to central London.



Distances

- Little Gaddesden 0.3 miles
- Berkhamsted 4.6 miles
- Hemel Hempstead 6.6 miles
- Tring 7.4 miles
- Dunstable 8.7 miles

Nearby Schools

- Little Gaddesden CofE VA Primary School
- Berkhamsted
- Egerton-Rothesay
- Lockers Park

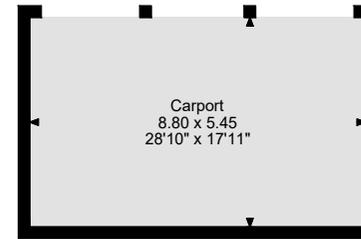
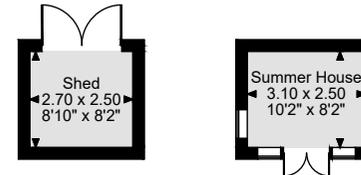
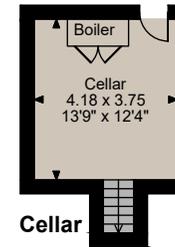
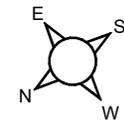
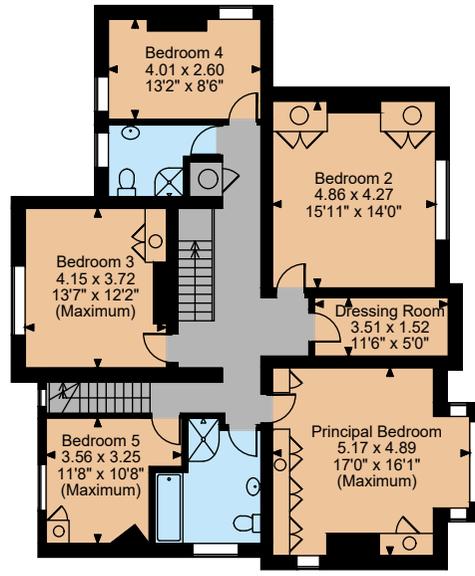
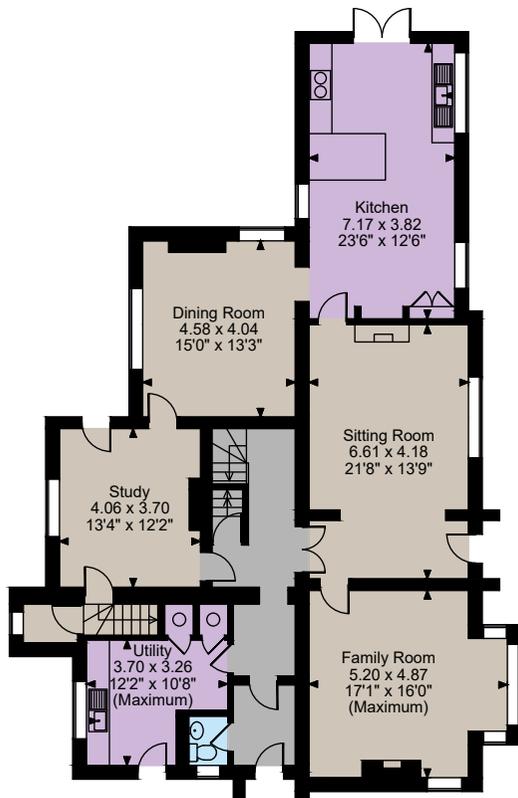
Nearby Stations

- Berkhamsted

Key Locations

- Berkhamsted Castle
- Ashridge Estate
- Ashridge House
- Natural History Museum at Tring
- Whipsnade Zoo
- Chiltern Hills Area of Outstanding Natural Beauty





Floorplans

Main House internal area 3,209 sq ft (298 sq m)
 Carport internal area 516 sq ft (48 sq m)
 Summer House & Shed internal area 156 sq ft (15 sq m)
 Total internal area 3,881 sq ft (361 sq m)
 For identification purposes only.

Directions

HP4 1PN
 what3words: ///drivers.bikers.screaming - brings you to the driveway

General

Local Authority: Hertfordshire County Council
Services: Electricity, gas, mains water and drainage
Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G **EPC Rating:** E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

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St Albans

15 London Road, St Albans, AL1 1LA

01727 840285

branch@struttandparker.com

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