



AITCHISONS
Country House Department

Spinneys | Hudnall Common | Little Gaddesden

Spinneys

Hudnall Common | Little Gaddesden | Hertfordshire



A delightful detached house providing spaciouly proportioned accommodation set within two acres of garden and paddocks in an Area of Outstanding Natural Beauty.

ACCOMMODATION

Entrance Hall | Sitting Room | Family Room | Study | Superb Kitchen/
Living Room | Utility Room | Cloakroom | Four Double Bedrooms | Two
Bathrooms

EXTERIOR

Summer House | Stable Block | Gardens | Paddock | About Two Acres

DESCRIPTION

Spinneys was constructed in the 1930's in an attractive cottage style by a highly regarded local building company. The house was considerably extended and more recently extensively upgraded to form a delightful and spaciouly proportioned family home.

Features include a splendid refitted kitchen/dayroom which extends in total to 46' in length and forms a bright dual aspect living space with glazed doors and windows overlooking the garden and a "double" vaulted ceiling with exposed timbers. The kitchen is comprehensively fitted in a Shaker style with central island, twin bowled butler sink and four oven Aga.

Off the kitchen is a large utility/boot room and cloakroom. The "L" shaped sitting room is split level and triple aspect with a light and bright summer seating area with window and encasement doors to the garden and there is also a cosy winter area with open fireplace. In addition to the sitting room is a separate family room and study.

On the first floor there are four double bedrooms and two bathrooms.

EXTERIOR

The gardens extend around the front flank and rear of the house and enjoy a high degree of privacy with mature trees and hedging around the boundaries. Although principally lawned, the grounds incorporate an attractive variety of mature trees underplanted with Spring bulbs and lead to the large area of paddock located at the rear of the property. This includes a brick built stable block with concrete forecourt. The stabling is now in need of renovation but provides three stables together with a tack room and feed store.

At the front of the house a driveway provides generous car parking space and a second gateway to the property provides a separate access to the paddock and stable if required.

SITUATION

Spinneys enjoys a secluded situation on Hudnall Common at the end of a length of



private road which runs across the Common and is approached from Hudnall Lane. Hudnall Common is in the ownership of the National Trust and is surrounded by glorious open farm land. The area is designated as being an Area of Outstanding Natural Beauty. Hudnall Common makes up part of the Ashridge Estate which comprises several thousand acres of woodland, downland and Common land incorporating Ivinghoe Beacon and the renowned 18 hole Ashridge Golf Course.

The historic village of Little Gaddesden provides Post Office/general store, atmospheric public house and restaurant plus the well regarded Church of England Junior School, whilst Berkhamsted and Hemel Hempstead, each with their excellent shopping, recreational and commuter rail services to London lie within easy driving distance. Berkhamsted's highly acclaimed public school for boys and girls is within easy access as are the M1 and M25 junction points facilitating access to the national motorway network and international airports.

SERVICES

The property is on mains water and electricity, private drainage system, and propane gas fired central heating.

LOCAL AUTHORITY

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire HP1 1HH
Tel: 01442 228000
Council Tax Band: H
EPC Rating: D

DIRECTIONS

From Aitchisons office in Berkhamsted proceed east along the High Street, turning left into Ravens Lane by the Baptist Church. Proceed over the crossroads and Canal bridge into Gravel Path until arriving at the crossroads on Berkhamsted Common. Go straight across through the Golf Course, continuing through the hamlet of Nettleden until reaching the start of The Green in Little Gaddesden, turn right into Hudnall Lane and after about half a mile turn right again into Hudnall Common and Spinneys will be found at the end of the made up section of road on the left hand side.

Alternatively, from Hemel Hempstead take the A4146, Leighton Buzzard Road north for five miles passing through the hamlet of Water End, pass the Wyevale Garden Centre at Great Gaddesden. Turn left at the crossroads into Hudnall Lane and Hudnall Common is the first turning on the left hand side.

VIEWING

Strictly by appointment with
Aitchisons Country House Department
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Fax: 01442 384601

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PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



GROUND FLOOR
APPROX. FLOOR
AREA 2690 SQ.FT.
(249.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 977 SQ.FT.
(90.8 SQ.M.)

HUDNALL LANE COMMON, LITTLE GADDESSEN HP4 1QW
TOTAL APPROX. FLOOR AREA 3667 SQ.FT. (340.7 SQ.M.)
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Energy Performance Certificate

Spinneys, Hudnall Common, Little Gaddesden, BERKHAMSTED, HP4 1QW

Dwelling type: Detached house Reference number: 8273-7328-5680-0357-0906
 Date of assessment: 03 August 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 August 2017 Total floor area: 274 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,898
Over 3 years you could save	£ 2,370

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 705 over 3 years	£ 378 over 3 years	
Heating	£ 7,515 over 3 years	£ 5,736 over 3 years	
Hot Water	£ 678 over 3 years	£ 414 over 3 years	
Totals	£ 8,898	£ 6,528	You could save £ 2,370 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Net energy efficient - higher running costs
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,503	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 369	
3 Low energy lighting for all fixed outlets	£185	£ 255	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Aitchisons (nor its joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.