

AITCHISONS

Country House Department







Spinneys

Hudnall Common | Little Gaddesden | Hertfordshire

A delightful detached house providing spaciously 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 spaciously 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

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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 lyinghoe 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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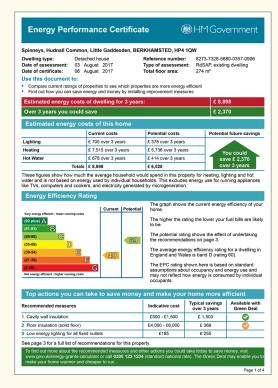
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PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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





IMPORTANT NOTICE

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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.

Country House Department

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