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Little Gaddesden

OFFERS IN EXCESS OF £1,000,000

Berkhamsted

OFFERS IN EXCESS OF

£1,000,000

Forming part of a stunning Grade II listed Victorian mansion conversion, we are delighted to offer a discerning buyer the chance to purchase a piece of local history and own a simply stunning residence.

Having been the subject of recent renovation to an exceptionally high standard the property offers grand accommodation to include ground floor cloakroom, an open plan kitchen/ breakfast room, separate dining room and grand drawing room with open grate fireplace and dual aspect with windows to the front and rear complimented by French doors opening to the extensive gardens.

With four double bedrooms set over the first and second floor there are three bedrooms and a family bathroom on the first floor and fourth bedroom with walk in wardrobe and ensuite bathroom comprising a four piece suite on the second floor.

Externally the property boasts an extensive south facing garden and some of the most picture perfect views over rolling countryside. There is parking and a double length garage which has useful mezzanine storage over. An internal inspection is truly essential to appreciate this unique period home.







A stunning Victorian in the sought after location of Little Gaddesden with exceptional character & gardens.



The Location - Little Gaddesden - Little Gaddesden House sits opposite the beech woodland of Ashridge Forest, not far from the village green, and within easy reach of the various facilities offered within the village. These include a Church of England mixed junior school, shop and post office and a thriving public house and restaurant. There is a wide variety of sporting clubs and social groups within the village, as well as the renowned Ashridge Golf Course.

The Ashridge Estate extends to over four thousand acres of beech woodland, downland and common land, which is in the ownership of The National Trust. The area is designated as being An Area of Outstanding Natural Beauty.

Nearby Berkhamsted - Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible via the M1.

- There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

Transport Links - Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

Proximity To Stations & Airports - Berkhamsted (2.9 miles)
 Tring (3.0 miles)
 Hemel Hempstead (5.0 miles)
 London Luton Airport (9.3 miles)
 London Heathrow Airport (22.9 miles)
 London City Airport (33.3 miles)

Schooling In The Area - There are a number of excellent schools in the area including Berkhamsted

School for Boys and Girls, Westbrook Hay, Merchant Taylors for Boys, Heatherton House, Royal Masonic School and Wycombe Abbey School for Girls. There is also the world famous Ashridge Management College.

Proximity To Schools - Victoria Church of England Infant and Nursery School (0.2 miles)
St Thomas More Roman Catholic Voluntary Aided Primary School (0.5 miles)
Greenway Primary and Nursery School (0.5 miles)
Berkhamsted School (0.3 miles)
Ashlyns School (0.4 miles)
Egerton-Rothesay School (0.8 miles)
Amersham and Wycombe College (6.3 miles)
Missenden Abbey Adult Education College (7.0 miles)
Central Bedfordshire College (9.4 miles)

Agents Information For Buyers - Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

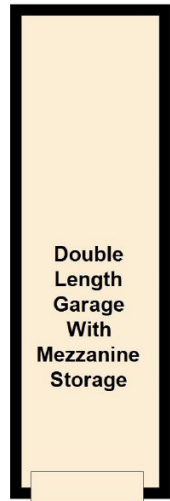
1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.

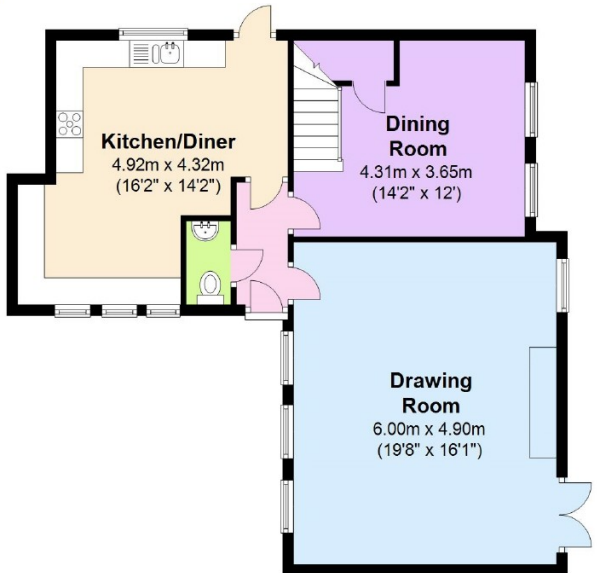




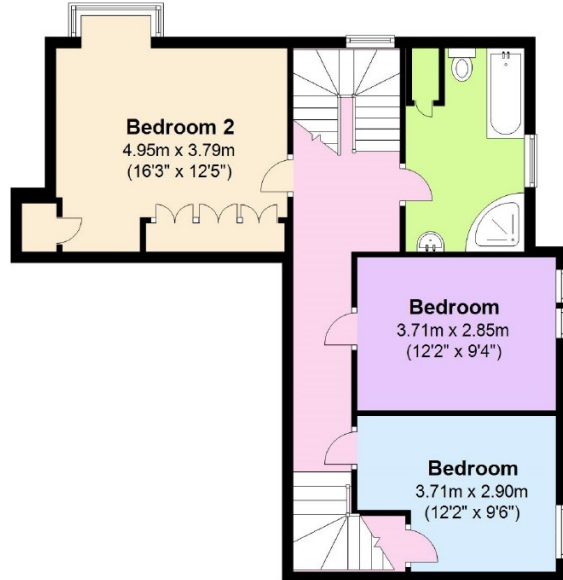
Garage
Approx 36.14 sq. meters (398 sq ft)



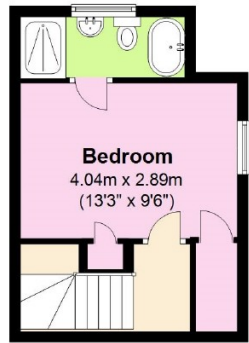
Ground Floor
Approx. 68.8 sq. metres (740.8 sq. feet)



First Floor
Approx. 63.2 sq. metres (680.4 sq. feet)



Second Floor
Approx. 22.4 sq. metres (241.5 sq. feet)



Total area: approx. 190.54 sq meters (2059.5 sq ft)
All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...

sterling 
estate agents

Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?

Contact us for a **free valuation**
and let's see if we can **tempt** you!

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Aylesbury & Villages:
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& Country Homes:
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& Bovingdon:
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Kings Langley, Abbots
Langley & Watford:
01923 270 666



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