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# Temptation comes in many forms...



Berkhamsted

ASKING PRICE £1,100,000

# Berkhamsted

ASKING PRICE

£1,100,000

A stunning family home in an exclusive setting on the foot of Ashridge Forest yet within easy striking distance of Berkhamsted town. Offering 3 reception rooms in addition to an eat-in kitchen plus four double bedrooms and three bathrooms. An internal inspection is essential.

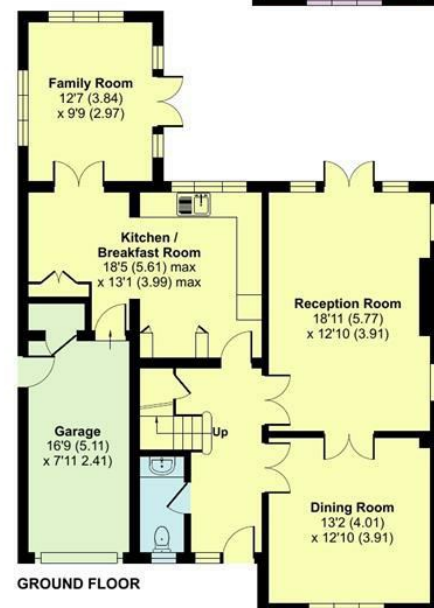


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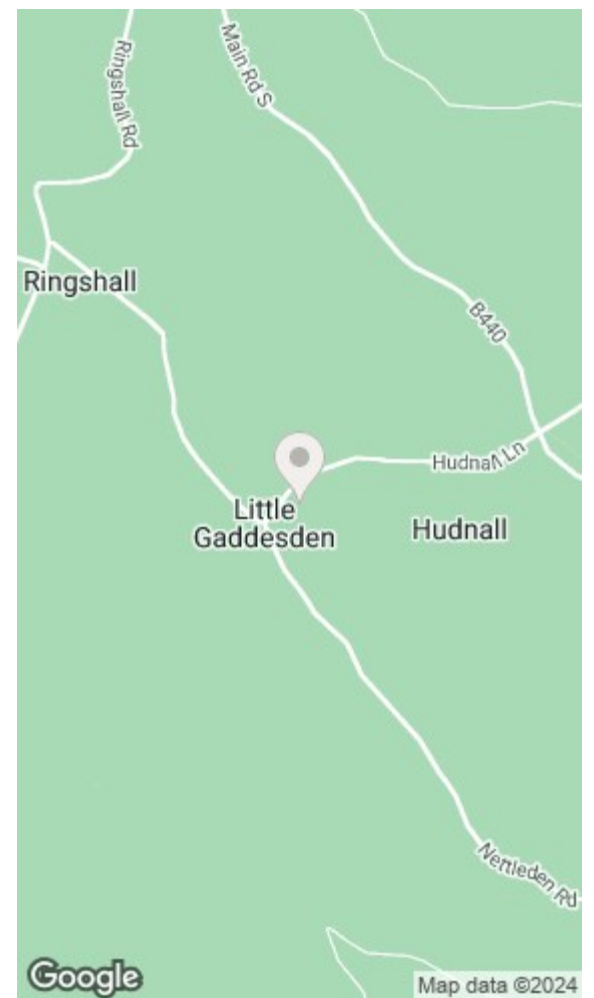
## Little Gaddesden, Berkhamsted, HP4

Approximate Area = 1912 sq ft / 177.6 sq m  
Garage = 135 sq ft / 12.5 sq m  
Total = 2047 sq ft / 190.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sterling Homes. REF: 1086445



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	80		

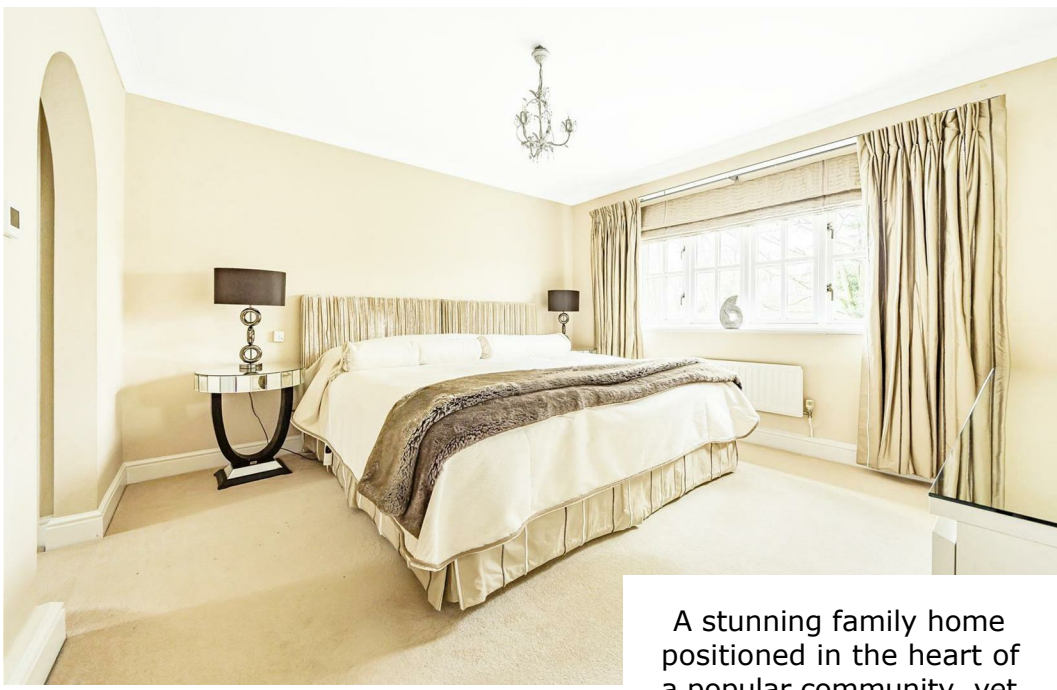
Energy Efficiency Rating: 69 (Current), 80 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: Current and Potential ratings are shown in the adjacent table.



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A stunning family home positioned in the heart of a popular community, yet only minutes drive from central Berkhamsted.



**Ground Floor**  
The entrance hall provides direct access into both the dining room and sitting room. These two rooms are linked by double doors offering flexibility. The sitting room has a feature fireplace and double doors lead out into the garden. The kitchen/breakfast room positioned to the rear of the property links through to the family room which also has direct access to the garden. Completing the ground floor accommodation, there is a cloakroom and integrated access to the garage.

**First Floor**  
On the first floor, the principal bedroom has fitted wardrobes and a dressing area with en-suite bathroom. The second bedroom also has an en-suite, whilst two further bedrooms share the family bathroom.

**The Outside**  
The rear garden has a sunny south-westerly aspect and is mainly laid to lawn with some trees to the borders. There is a useful Garden Room which has heating and electricity and is currently used as gym but could be utilised as a home office.

**The Location**  
Living in The Lye offers you the best of both worlds - just 10 minutes from the bustle of Berkhamsted with a beautiful drive through Ashridge. The countryside is literally on your doorstep without the stress of a high-maintenance character home in an exclusive village location. Little Gaddesden offers an active village community with the added bonus of housing one of the top golf courses in the country.

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**Little Gaddesden Village**  
The Lye is not far from the village green, and within easy reach of the various facilities offered within Little Gaddesden. These include an Ofsted rated outstanding primary school, village shop, post office and a thriving public house and restaurant. There is a wide variety of sporting clubs, such as tennis and cricket, 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.

**Berkhamsted - On Your Doorstep**  
Berkhamsted is only a short drive away with its mainline station providing a fast service to London. Despite its delightful rural ambience, nearby Berkhamsted provides comprehensive amenities including a wide range of shopping facilities, with a Waitrose supermarket and M&S Food Hall, in addition to a variety of boutique shops, cafes and restaurants. First class educational facilities include a variety of state and private schools, most notably the highly regarded Berkhamsted Public School for both boys and girls.

**Agents Information For Buyers**  
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.



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