



The Lye, Little Gaddesden, HP4 1UH | Freehold

5 Bedrooms 3 Bath/Shower Rooms 3 Reception Rooms Double-Sized Garage Mature Garden
EPC Band C Council Tax: Band: H £4,445.08 (2024/25) Dacorum Council

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The Lye, Little Gaddesden

A five bedroom, modern, luxury home on a private road, with beautiful views and surroundings. Ashridge House, country walks, sports clubs, and the shops of Little Gaddesden are just a walk away and the bustling town Berkhamsted is just a 10-minute drive.

🔑	Beautifully Presented Detached Home
🔑	Bespoke Kitchen and Dining Area with Bi-Folding Doors
🔑	Spacious Living Room
🔑	Five Bedrooms
🔑	Principal Bedroom with Ensuite and Walk-in Wardrobe
🔑	Garden with Idyllic Views over Fields
🔑	Beautiful Views and Surroundings

Description

Nestled in the tranquility of a quiet cul-de-sac amidst picturesque surroundings, this beautifully presented five-bedroom detached family house offers a perfect blend of modern comfort and serene living. With the iconic Ashridge House just a leisurely walk away, the location is simply unbeatable.

The front driveway welcomes you with ample parking space for several cars, alongside a double-sized garage, ensuring convenience for you and your family. Internally, the home has undergone recent updates and extensions by the current owners, ensuring a contemporary lifestyle that meets your every need.

The ground floor boasts a spacious living room flooded with natural light from triple aspect windows, seamlessly connecting to the garden. Additionally, a family room and study provide versatile spaces for relaxation or work. The heart of the home lies in the stunning bespoke, Top Notch designed kitchen and dining area, featuring a large ceiling lantern and bi-folding doors opening onto the garden, perfect for entertaining. The kitchen is further complimented by a walk-in pantry and a utility room.

Upstairs, five double-sized bedrooms await, with the principal bedroom enjoying the luxury of a walk-in wardrobe and ensuite shower room. Two further bathrooms and loft access complete the upper level. Outside, the rear garden offers idyllic views over fields, complemented by mature trees, shrubs, and a paved patio for summer dining and entertaining. There is road charge of approximately £300 per annum and this property has a gas tank as the fuel source. Don't miss the opportunity to make this exceptional property your new home.



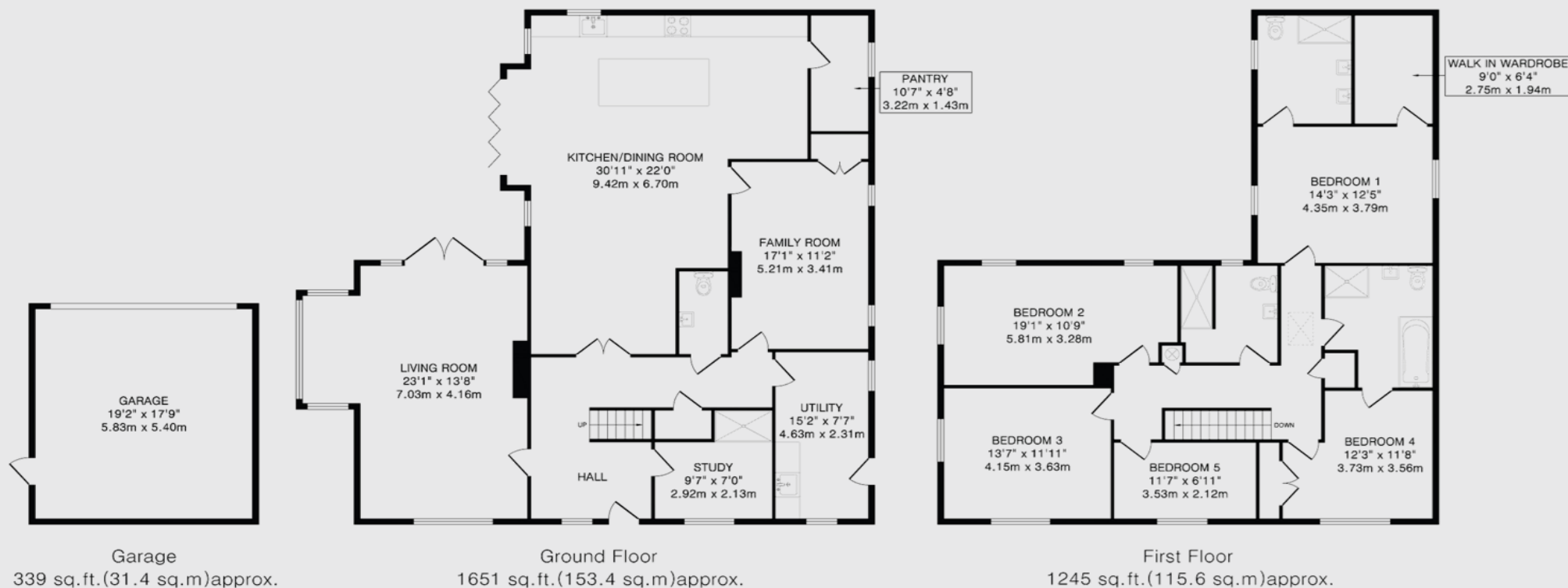
Location

The Lye is not far from the village green, and within easy reach of the various facilities offered within Little Gaddesden. These include a highly regarded 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.









TOTAL FLOOR AREA: 3235 sq.ft.(300.4 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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