



Cedar House
Little Gaddesden | Berkhamsted | Hertfordshire | HP4 1PE



STEP INSIDE

Cedar House

A magnificent residence boasting expansive accommodations spanning over 9,500 sq.ft across three floors, Cedar House is nestled within a mature and secluded plot of approximately 2.5 acres.

Cedar House embodies a sophisticated and contemporary design, having undergone an extensive extension and renovation by the current owners over the past nine years. The project, nearing completion, requires only final touches by the new owners to align with their preferences and lifestyle. Accessible via a sweeping driveway, an enclosed porch serves as a practical space for removing shoes before entering the impressive entrance hall. This vast area offers direct access to the principal reception zones.

The grand kitchen/breakfast room stands out as an ideal venue for entertaining family and friends. Featuring a sizable AGA as a focal point, a Neff fan oven for daily convenience, an appealing Butler sink, and two dishwashers, this space provides a social hub connected to the enormous balcony overlooking the southerly-facing grounds. French doors and windows along the back wall offer access to the covered balcony, seamlessly connecting the sitting room and snug to the kitchen/breakfast room in a semi-open plan style. For more formal occasions, a superb dining room with a non-operational feature fireplace becomes the focal point, accommodating a large dining table comfortably seating 10-12, and more if necessary. Completing the ground floor are a spacious boot and utility room, along with two cloakrooms.

Ascending to the first floor, the master bedroom suite stands out as one of the most impressive. This expansive space boasts dual en-suite bathrooms, dual dressing areas, a sitting area, and a balcony. Two additional double bedrooms, both en-suite, with one featuring its own dressing room, complete the first floor.

The lower ground floor houses two home offices with French doors opening to the garden, a gym, and a vast media/games room – an ideal retreat to unwind from daily stresses. Additionally, there is a shower room and provisions for a mini bar with a sink.

The annex possesses a private entrance but can also be accessed from the main house via the utility room. It comprises a spacious hallway leading to the sitting room, kitchen, and cloakroom on the ground floor, while the first floor includes a double bedroom, dressing room, and en-suite. The mature and private plot spans approximately 2.5 acres, creating a tranquil outdoor space.











STEP OUTSIDE

Cedar House

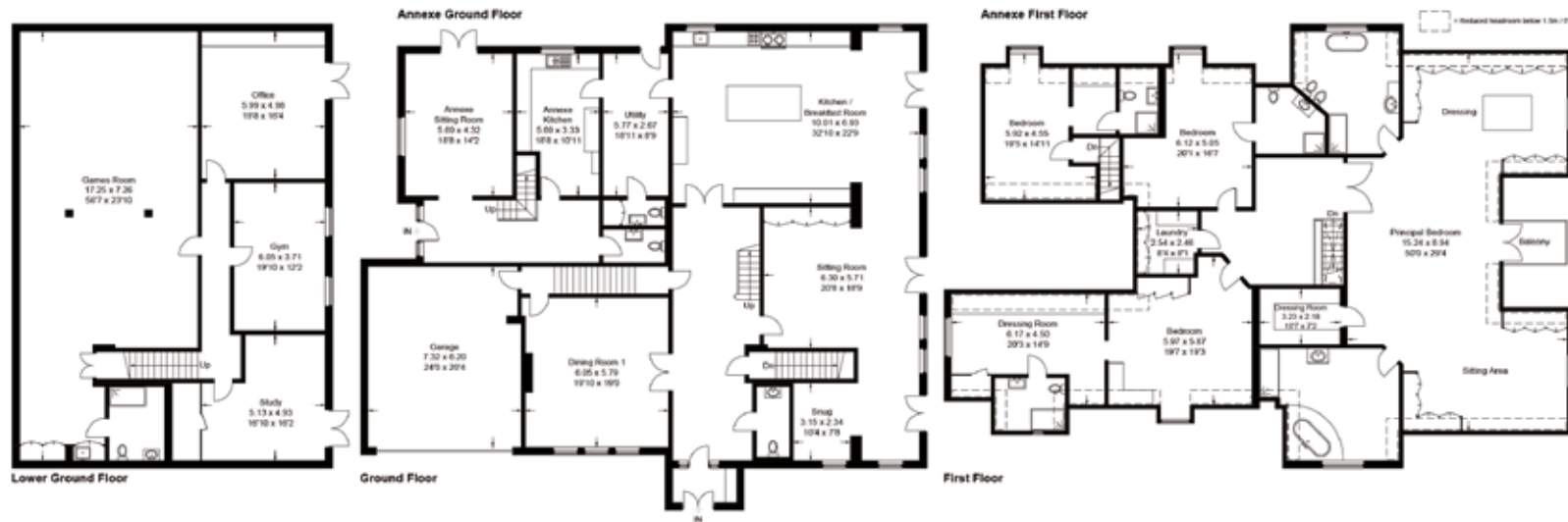
Outside, Cedar House is approached via a long private driveway, tucked away in a mature and private plot, surrounded by a delightful woodland setting with a sizable lawn.

Education-wise, the village of Little Gaddesden boasts a highly esteemed primary school, with numerous reputable private and state-maintained secondary schools available in the surrounding area.

Local amenities abound, ranging from independent local shops and boutiques to supermarkets such as Waitrose and an M&S Food Hall in Berkhamsted. The town offers an array of dining options with restaurants, bistros, and pubs, and hosts Wednesday and Saturday markets, enhancing the town's vibrancy. Sports and recreational facilities include a tennis club, cricket club, and the renowned Ashridge golf club, while the National Trust Ashridge estate offers around 4,000 acres of protected woodland for walking, biking, or horseback riding.



Approximate Gross Internal Area
 Lower Ground Floor = 214.7 sq m / 2,311 sq ft
 Ground Floor = 267.9 sq m / 2,884 sq ft
 (Including Garage)
 First Floor = 283.4 sq m / 3,050 sq ft
 Annexe Ground Floor = 68.2 sq m / 734 sq ft
 Annexe First Floor = 34.0 sq m / 366 sq ft
 Utility = 18.4 sq m / 198 sq ft
 Total = 886.6 sq m / 9,543 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 G
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Council Tax Band: H
 Tenure: Freehold



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