



Oakview
Alderton Drive | Little Gaddesden | Berkhamsted | Hertfordshire | HP4 1NA

FINE & COUNTRY

STEP INSIDE

Oakview

An impressive residence offering expansive accommodation spanning approx 5,000 sq.ft and centrally positioned on a beautiful south facing plot of approx. 2.3 acres on an exclusive private road in the most desirable village of Little Gaddesden.

Oakview has been beautifully maintained by the current owners who have thoroughly enjoyed living in this magnificent home and location over the last fourteen years. The house was built in 2007 and is without a doubt, a stand out property in the area. The large entrance hall provides a warm welcome and offers direct access to each of the four reception rooms. The sitting room is well proportioned and being dual aspect, is flooded with natural light and benefits from views to the rear and an open fireplace. The dining room also has excellent proportions providing ample space for a full formal dining suite if so desired, with views to the front aspect which is rather picturesque. The spacious study also enjoys views to the front of the property and is flexible to a number of uses. The kitchen breakfast room has a large central island with appliances including an oil fired AGA, Neff electric oven and ceramic hob, dishwasher and microwave. The family room is adjacent to the kitchen/ breakfast room and if preferred, could easily be opened up to incorporate a large open plan space. Completing the ground floor accommodation, there is a utility room, boot room, two cloakrooms, a coats cupboard, comms cupboard and access into the integral double garage with expansive storage above.

On the first floor, accessed via a beautifully crafted butterfly staircase the landing is bright and open with French doors onto a balcony which can also be accessed via the principal bedroom. The principal has ample wardrobe space with fitted wardrobes in the main bedroom area together with an additional dressing room. The ensuite has twin sinks, a bath and separate shower. Additionally there are two ensuite double bedrooms and two further double bedrooms which are serviced by the family bathroom. The second loft space is accessed via the smallest bedroom, and is fully boarded providing ample storage.

The house has a Control 4 home automation system which controls connected devices including lighting, audio, video, intercom and security. All ground floor rooms, principal bedroom and ensuite has speakers built into the ceilings. There is also a heat exchanger.











STEP OUTSIDE

Oakview

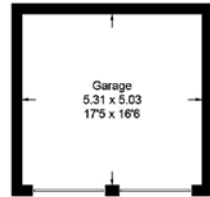
Outside, Oakview is approached via electric gates leading onto a sweeping driveway which leads up to house. There is a further detached garage and two garden sheds ideal for storage. The plot is wonderfully mature and offers an excellent degree of privacy. The garden backs onto the National Trust's Ashridge estate and Ashridge Golf Course.

For Education facilities, the village of Little Gaddesden boasts a highly esteemed primary school which is has an outstanding Ofsted rating and there are numerous reputable private and state-maintained secondary schools available in the surrounding area.

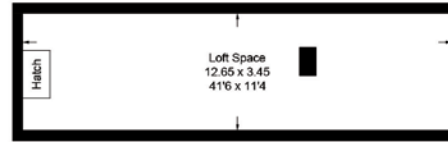
There are local amenities abound, with a pub and shop with Post Office in the heart of the village and a host of independent local shops and boutiques to supermarkets such as Waitrose and an M&S Food Hall in nearby Berkhamsted. The town offers an array of dining options with restaurants, bistros, and 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 5,000 acres of protected woodland for walking, biking, or horseback riding.



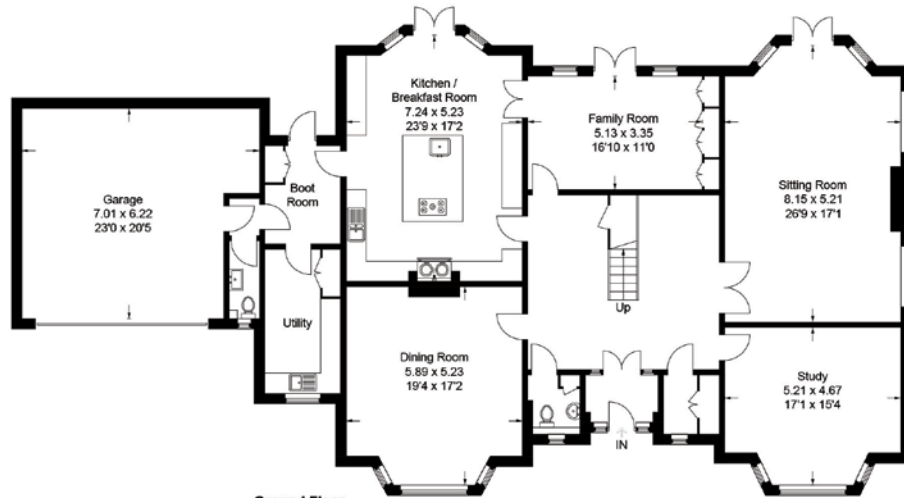
Approximate Gross Internal Area
 Ground Floor = 252.5 sq m / 2,718 sq ft
 (Including Attached Garage)
 First Floor = 182 sq m / 1,959 sq ft
 Loft Space = 43.6 sq m / 469 sq ft
 Detached Garage = 26.8 sq m / 288 sq ft
 Total = 504.9 sq m / 5,434 sq ft



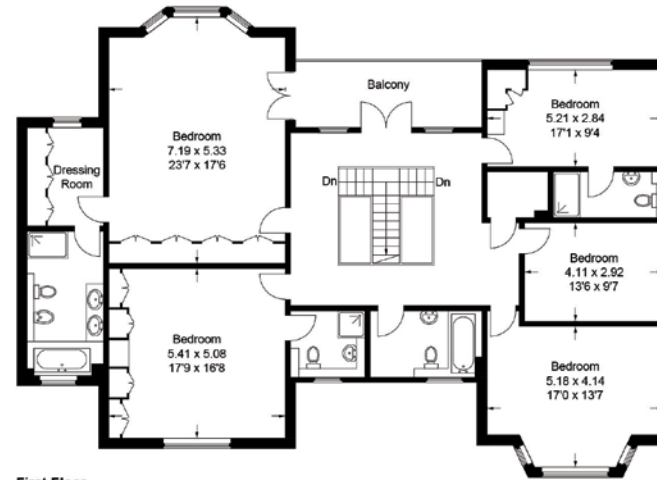
(Not Shown In Actual Location / Orientation)



Loft



Ground Floor



First Floor

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.

© CJ Property Marketing Ltd Produced for Fine & Country

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: H
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387. Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed 28.03.2024





Fine & Country
130 High Street, Berkhamsted, Hertfordshire HP4 3AT
01442 877627 | berkhamsted@fineandcountry.com

