



Home Farm Lodge  
Little Gaddesden | Berkhamsted | Hertfordshire

FINE & COUNTRY



## The Property

Originally a gatekeepers house and barn, Home Farm Lodge is a wonderful three bedroom character property with a self-contained two bedroom annexe which is situated in the popular village of Little Gaddesden, with direct access to Ashridge across the road.

## Ground Floor

- Kitchen/breakfast/dining room
- Large sitting room with door to courtyard
- Double bedroom with en-suite
- Office
- Utility and separate cloakroom

## First Floor

- Two double bedrooms
- Bathroom
- Access to large loft space

## Annexe Ground Floor

- Kitchen/living area
- 2nd reception/bedroom
- Shower room

## Annexe First Floor

- Split level bedroom/living area

## Outside

- Gated driveway offering ample parking
- Double garage
- Private courtyard and front gardens
- Greenhouse



The accommodation to the main house features a stunning double height sitting room with feature fireplace and log burner to one end and doors out to the courtyard garden. A substantial kitchen/breakfast/dining room provides a focal point to this beautiful property and a welcome space in which to entertain. There is also an office, separate utility/boot room, downstairs bedroom with en-suite shower room and cloakroom. On the first floor are two further double bedrooms, one with access to a large loft space, and a family bathroom. The barn, which has its own independent access and is detached from the main house, is a fantastic space which is highly flexible to a number of uses and currently comprises a large kitchen/living area, bedroom 2/office and downstairs shower room to the ground floor. Stairs lead to the first floor to a large split level bedroom which can also be configured to suit individual needs. Approached by a gated driveway, the property enjoys a private setting and has an attractive courtyard garden with greenhouse, garaging and ample additional parking. It is situated in a highly convenient location with the village centre and its pub and shop/post office being just a short walk away as is Little Gaddesden Primary School which is rated outstanding by Ofsted. The nearby towns of Berkhamsted and Tring are a short drive away for shopping and mainline stations.





A wide choice of excellent state funded and private schools are located nearby including Berkhamsted School. Little Gaddesden Primary school is also highly regarded.



Excellent direct main line rail links from Berkhamsted into London Euston, approx 34 mins.



The nearby market town of Berkhamsted offers a wide variety of independent shops and High Street brands, there is also a bi-weekly market on Wednesdays and Saturdays.



Superb road links from the nearby A41 to the M25 and M1.



Numerous sporting and social clubs within Little Gaddesden, most notably Ashridge Golf Club and Little Gaddesden cricket and tennis clubs.



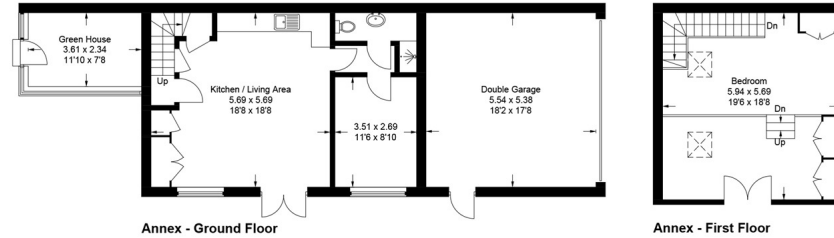
The Bridgewater Arms is the popular village pub whilst nearby Berkhamsted offers a wide variety of restaurants including: Bill's, Zaza and The Kings Arms to name a few.

## EPC Rating: F

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

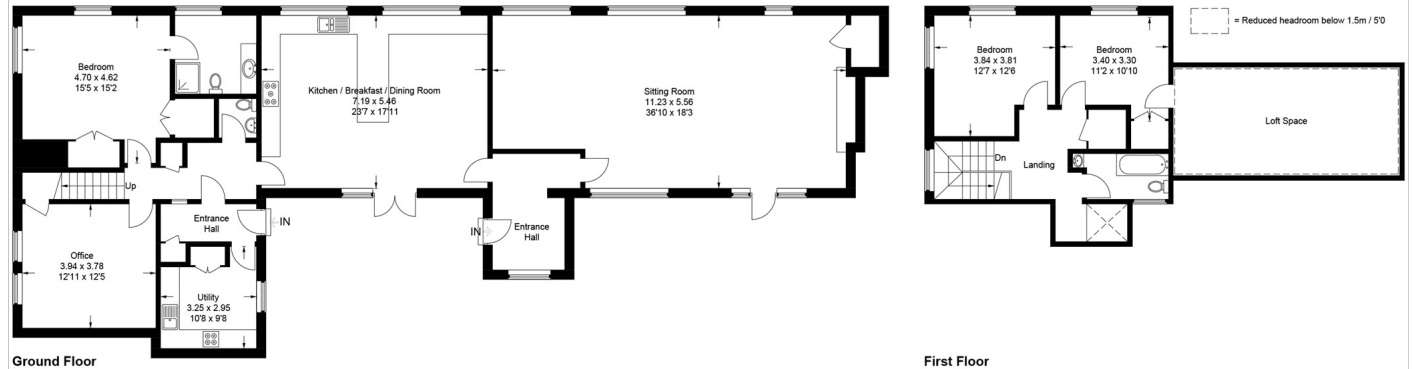


Approximate Gross Internal Area  
 Ground Floor = 188.3 sq m / 2,027 sq ft  
 First Floor = 72.0 sq m / 775 sq ft  
 Annexe Ground Floor = 47.1 sq m / 507 sq ft  
 Annexe First Floor = 33.9 sq m / 365 sq ft  
 Double Garage = 30.1 sq m / 324 sq ft  
 Green House = 8.6 sq m / 92 sq ft  
 Total = 380.0 sq m / 4,090 sq ft



Annex - Ground Floor

Annex - First Floor



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.

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