



Chudleigh  
Little Gaddesden | Berkhamsted | Hertfordshire | HP4 1PE



# OVERVIEW

## Chudleigh

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An imposing six bedroom, five reception room home of over 5,700 sq.ft in total, situated on approx six acres with a southerly facing garden in the popular and desirable village of Little Gaddesden.

Available for the first time in twenty five years, Chudleigh was originally built in the 1930's with later extensions and is a genuinely rare opportunity to purchase a home with a plot of this size in this most sought after village. Electric gates open onto a circular gravel driveway with an attractive ornamental garden centre piece. From the spacious entrance hall, one can access all of the principal reception rooms of which four enjoy the southerly aspect and views of the rear garden. Of particular note are the sitting room with its generous proportions and open fire and family room, with attractive Oak panelling and a log burner, a cosy room perfect in the colder months. All of the ground floor spaces and rooms enjoy exceptional ceiling height which adds to the feeling of space. There are three further reception rooms to the aforementioned, currently used as two study's and a playroom. Of course, these additional spaces can be utilised for a multitude of purposes to suit the new owners lifestyle. The kitchen/ breakfast room is another well proportioned space with a range of floor and wall mounted units and a large island, the combination of which provides extensive storage. Completing the ground floor accommodation, there is a utility room and two cloakrooms.

On the first floor, the principal bedroom has a dressing room and an en-suite. This dual aspect room is flooded with natural light and enjoys views of the magnificent grounds to the east and south. There is another bedroom which is en-suite, ideal as a guest room and, four further double bedrooms and two bathrooms. The two bedrooms and bathroom to the westerly side is split level and could be utilised as an annexed style space i.e. sitting room, bathroom and a bedroom.



















# KEY FEATURES

## Chudleigh

Outside, Chudleigh comes into its own. The extensive garden is split up into separate areas of interest. There is a large terrace to the rear of the property which enjoys the views to the south of the large area of lawn and woodland beyond. On the western flank there is an ornamental water fountain and pond and a formal lawn with a low level hedge adding to the vista. To the front there is a triple garage, part of which is currently set up as a home gym.

### Services

- Private drainage
- Mains electricity
- Oil fired central heating
- Council tax Band H
- Broadband speed

### Local Area

Little Gaddesden is picturesque village nestled in the National Trust's Ashridge Estate which has approx. 5,000 acres of woodland and an array of interesting walking, riding and cycling routes via public footpaths and bridle ways. The village itself has a shop and Post Office, pub and a Church. The residents of Little Gaddesden ensure a good active community spirit with numerous social events held throughout the year. The village also has an excellent primary school, cricket club, tennis club, Ashridge Golf Club. The nearby market towns of Berkhamsted (approx. 5 miles) and Tring (approx. 7 miles) have an excellent choice of restaurants, bistros, pubs, shops and the popular art deco Rex cinema. Tring has a Tesco and M&S Food Hall whilst Berkhamsted has a large Waitrose, M&S Food Hall and Tesco.

Transport links are excellent with direct access onto the A41 which in turn leads onto the M25 and M1 respectively. There is a mainline train station in Berkhamsted which provides direct access into London Euston approx. 32 mins.





Approximate Gross Internal Area  
 Ground Floor = 304.9 sq m / 3,282 sq ft  
 First Floor = 226.6 sq m / 2,439 sq ft  
 Total = 531.5 sq m / 5,721 sq ft  
 (Including Garages / Gym)

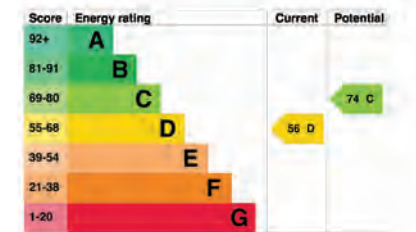


Ground Floor



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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Council Tax Band: H

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