

Hudnall Common Farm
Hudnall Common | Little Gaddesden | Hertfordshire









The Property

An exceptional Grade II listed five bedroom home with a separate one bedroom annexe, stables and tennis court. Approx I.5 acres in total.

Ground Floor

- Entrance hall
- Kitchen/ dining room
- Snug
- Sitting room
- Conservatory
- Cloakroom

First Floor

- Principal bedroom with dressing room and en-suite
- Guest bedroom with en-suite
- Two further bedrooms
- Bathroom

Second Floor

• Double bedroom/ study

Outside

- Detached one bedroom annexe
- Stables currently used as a store
- Car Port
- Tennis court
- Paddock
- Approx 1.5 acres in total



Hudnall Common Farm is an attractive period home with an abundance of character and charm situated in one of Hertfordshire's most desirable villages. The current owners have enjoyed this fabulous property for the last twenty years and have substantially improved the property throughout this time. The spacious entrance hall is warm and welcoming with a feature fire place and log burning stove and views out to the rear garden. The snug has an attractive bay window to the front aspect whilst the sitting room is split level and generously proportioned. Being triple aspect, this room enjoys plenty of natural sunlight and provides access to the Amdega conservatory. Completing the ground floor accommodation, there is a cloakroom accessed from the entrance hall. To the first floor the principal bedroom has a dressing room and en-suite. There are three further bedrooms, a bathroom and shower room. On the second floor, there is a further room currently used as an office. Outside, Hudnall Common Farm is approached via a long, gated driveway leading to the house, car port, and annexe. The annexe is a superb additional space to the main house, perfect for extended guest stays or for permanant living family members who require their own space. The grounds extend to approx 1.5 acres and include the well maintained tennis court. To the rear of the property there is a large patio area which is southerly facing, ideal for entertaining in the warmer months.







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.



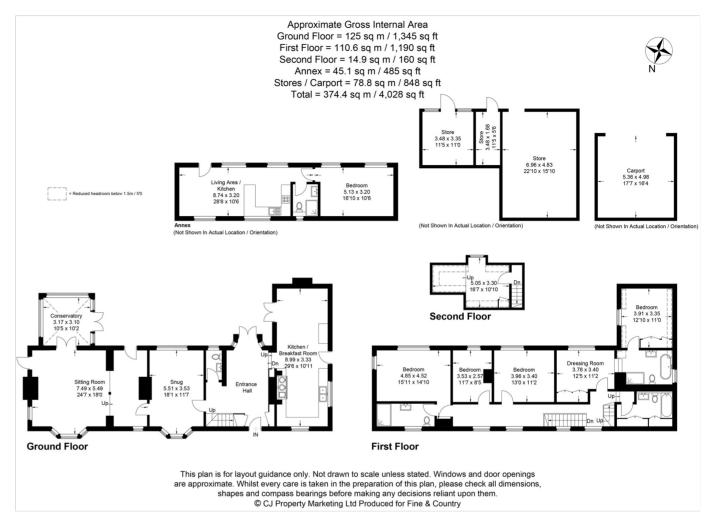
Superb road links from the nearby A41 to the M25 and M1.



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: Exempt

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.



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