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Near Berkhamsted

OFFERS OVER £1,500,000

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Near Berkhamsted

OFFERS OVER

£1,500,000

Surrounded by tranquil countryside yet only 10 minutes drive from the heart of bustling town of Berkhamsted and sitting in a plot of 0.4 acres. Sold with no upper chain is this simply stunning detached family home which boasts in excess of 4,800 sq ft in total with an imposing open plan kitchen/family room alongside a further 3 reception rooms, 4 bedrooms and 4 bathrooms.

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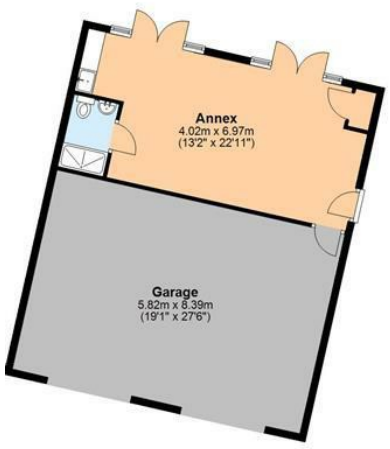
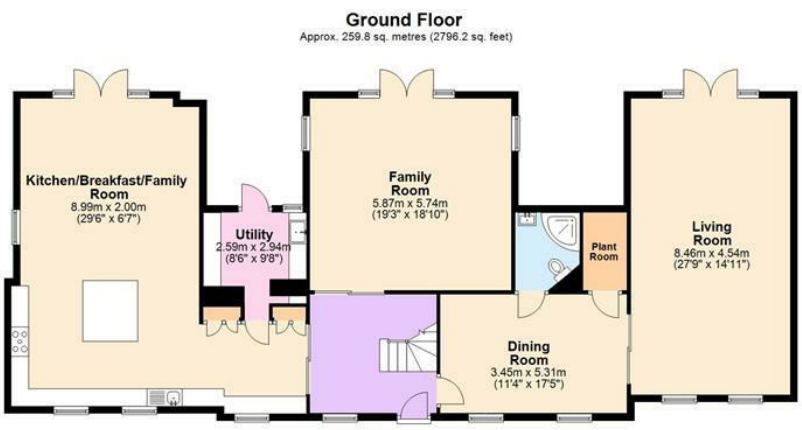
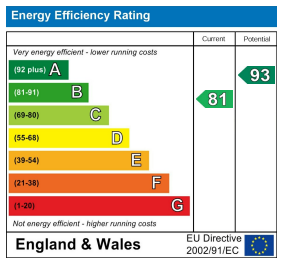
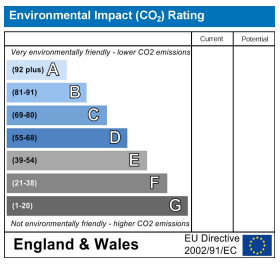




Total area: approx. 361.4 sq. metres (3890.1 sq. feet)





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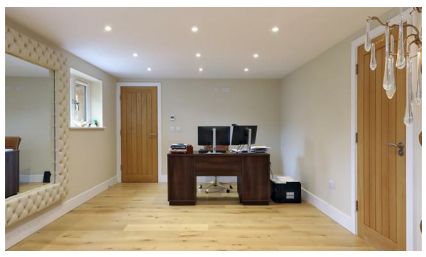

Sold with no upper chain and within striking distance of Berkhamsted and a host of private schools.

Ground Floor
Opening the front door you are welcomed into the property to a spacious entrance hall which has a sweeping staircase rising to the first floor. To the righthand side a door opens to a useful reception room whereby there is direct access to a useful ground floor shower room. From here sliding doors lead to the principal living room which has a cast iron wood burning stove, French doors opening to the rear garden and a window to the front allowing natural light to flood this space. Moving over to the opposite wing of the property the large 'L' shaped kitchen/dining/family room dominates this space. A triple aspect room with a number of windows to the front and side and French doors opening to the rear garden. This space is further enhanced by a dedicated utility room which also has a door to the rear garden and makes the ideal space for your wet dog to dry off! A large triple aspect family room completes the ground floor.

First Floor
The landing of the first floor has doors opening to all four of the bedrooms and to the family bathroom, which like all the bathrooms is fitted with a luxuriously appointed suite to include separate bath and shower cubicle. Three of the four bedrooms boast ensuites, while bedrooms one and two also have French doors opening to a Juliette balcony providing far reaching country views. Both bedrooms one and three also have walk in wardrobes.

Outside
To one side of the property is gated access to a dedicated driveway providing parking for several cars. To the other side is a secondary driveway providing further parking and leading to the detached double garage. A pedestrian gate opens to the rear garden which has an extensive sandstone patio area leading to the main portion of the garden which is mainly laid to lawn. There are a number of mature specimen trees along the boundaries with low level fencing providing panoramic views over the countryside directly to the rear.

Garaging & Annex
The detached double garage has two sets of double doors. To the rear of the garage is an exceptionally flexible annex room which is equipped with a kitchenette and a shower room so could be an ideal space for an au pair, elderly relative, home office, gym space or even used as an air bnb to generate an additional income!

Property Specifications
Air source heat pumps for heating and hot water.
Engineered wood floor and luxury carpets with underfloor heating to the ground floor.
Vaulted ceiling to the principal bedroom.
Character elevations.

The Location
Great Gaddesden is the most delightful hamlet, built around the historic 12th century church of St John the Baptist. It is steeped in history; the medieval convent of St Margarets, now a Buddhist Monastery, stands to the north-west, while the impressive Palladian country house, Gaddesden Place, is positioned to the east and is often used for filming. Directly adjacent to the church is the lovely Church-of-England primary school, and the hamlet is surrounded by beautiful countryside which is ideal for walkers and horse riding. The clear waters of the River Gade can also be found nearby.

Despite the sense of being very rural, Great Gaddesden is located a short drive from both the sought after market town of Berkhamsted, with its wide range of independent boutiques and restaurants, and the larger town of Hemel Hempstead, boasting a wider selection of shops and facilities. Both towns offer mainline train services direct to London Euston in around 30 minutes.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID and proof of funds.