



HUDNALL COMMON FARM

HUDNALL COMMON, LITTLE GADDESSEN, BERKHAMSTED, HERTFORDSHIRE



A GRADE II LISTED FARMHOUSE WITH A SEPARATE ANNEXE AND OUTBUILDINGS SET IN BEAUTIFUL GROUNDS OF APPROXIMATELY 1.5 ACRES

Hudnall Common Farm is a charming family home which blends an abundance of character features with contemporary finishes throughout.

   EPC
5 4 3 E

Local Authority: Dacorum Borough Council

Council Tax Band: H

Services: Mains water and electricity, oil fired central heating, private surface and foul water drainage

Tenure: Freehold

What3words: coach.relatives.saucepan

LOCATION

Enjoying a picturesque position within the Chilterns National Landscape (formerly AONB), Little Gaddesden is a charming Hertfordshire village that perfectly blends rural tranquillity with refined country living. Surrounded by rolling countryside, ancient woodlands, and scenic walks, it offers a peaceful escape while remaining conveniently accessible to nearby towns.

The village is particularly special for its strong sense of community, historic character and unspoilt setting, and is home to a primary school, a public house, a shop and a church. Adjacent to the village is the Ashridge Estate, which comprises approximately 5,000 acres of National Trust land.

The nearby town of Berkhamsted offers an extensive range of shopping, dining and leisure facilities, as well as a railway station which provides a service to London Euston from approximately 30 minutes.

Approximate distances

Berkhamsted - 6 miles

M25 Junction 20 - 10 miles

M1 Junction 8 - 8.5 miles

London Luton Airport - 12 miles

Heathrow Terminal 5 - 28.6 miles



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As you enter the home, you are greeted by a spacious double aspect entrance hallway, with patio doors leading to a courtyard garden beyond. To one side of the hallway you will find the beautifully appointed triple aspect kitchen and breakfast room, also benefitting from direct access to the courtyard garden, as well as a side door which leads to a driveway parking area. A double aspect snug, an expansive sitting room and a bright conservatory complete the downstairs accommodation, alongside a cloakroom. The reception spaces are adaptable and display a range of character features, with the entrance hallway, the snug and the sitting room enjoying fireplaces with wood burning stoves.





On the first floor are four well-proportioned bedrooms, including a standout principal bedroom suite with a separate dressing room and an en-suite bathroom with a shower too. The second bedroom also benefits from an en-suite. A family bathroom serves the two remaining bedrooms on this floor. On the second floor is a versatile additional room, which the current owners have previously utilised as an office space.

Sat independently from the main house, you will find a contemporary and well-presented detached, single storey, one bedroom annexe. The accommodation comprises an open plan kitchen and reception room, a shower room, and a bedroom.

A detached carport and a spacious barn further enhance this wonderful family home.



GARDENS AND GROUNDS

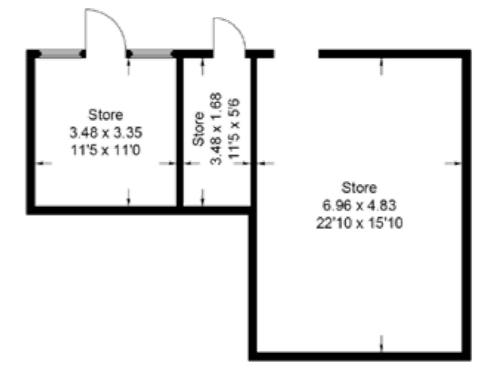
The gardens and grounds of Hudnall Common Farm are a real highlight of the home, extending to approximately 1.5 acres and including a large southerly facing courtyard area, expansive lawned areas and a tennis court. The house is approached by a long, gated driveway which provides a real sense of arrival.



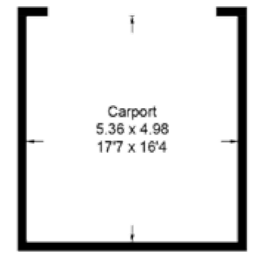
= Reduced headroom below 1.5m / 5'0"



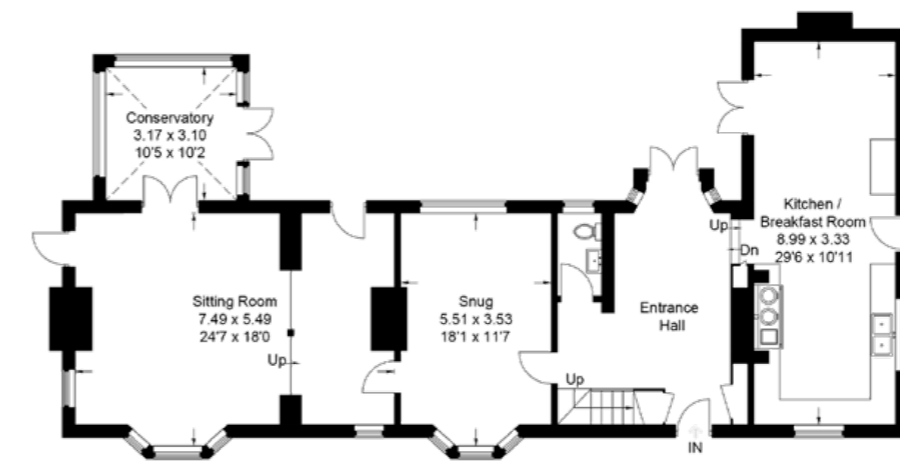
Annex
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



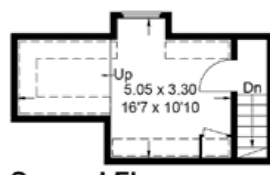
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Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 125 sq m / 1,345 sq ft
 First Floor = 110.6 sq m / 1,190 sq ft
 Second Floor = 14.9 sq m / 160 sq ft
 Annexe = 45.1 sq m / 485 sq ft
 Stores / Carport = 78.8 sq m / 848 sq ft
 Total = 374.4 sq m / 4,028 sq ft

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.

We would be delighted
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