







Little Gaddesden, Berkhamsted, Hertfordshire, HP4 |

 4/5 Bedrooms  3 Bath/Shower Rooms  3 Reception Rooms  Double Garage and Driveway  Private Mature Garden

 EPC Band TBC  Council Band: G – £4,069.18 2026/2027  Dacorum Council

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The
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TOWN | COUNTRY | EQUESTRIAN

Little Gaddesden, Berkhamsted, Hertfordshire, HP4

A beautifully presented house with spacious rooms, high ceilings, a double garage located a short stroll from Ashridge House and the local shop and gorgeous country walks.

🔑 1900s cottage and barn conversion

🔑 Stunning location

🔑 Beautifully presented

🔑 Three reception rooms

🔑 Four/five bedrooms

🔑 Private Garden

🔑 Scenic walks on your doorstep

Description

Nestled within the heart of the highly desirable village of Little Gaddesden, this exceptional four/five-bedroom cottage and former barn offers over 3,500 sq ft of beautifully presented accommodation, combining character, charm and modern family living in a truly idyllic setting. Positioned just a short stroll from the renowned Ashridge House, with its popular restaurants and café, the property enjoys immediate access to some of Hertfordshire's most spectacular countryside, including the extensive walking trails of Ashridge Forest and the surrounding National Trust land.

The accommodation is both versatile and spacious, with bedroom facilities arranged across both floors. At the heart of the home is a stunning modern kitchen, flooded with natural light from triple-aspect windows and seamlessly connected to the dining room, where a striking double-sided wood burner creates a wonderful focal point shared between the two spaces. The impressive drawing room features a multi-fuel fireplace, bifolding doors opening onto the garden, and a wall-installed fish tank, while the welcoming family room benefits from double-aspect windows, garden access and stairs leading to an attractive mezzanine level.

The ground floor provides three generous bedrooms, two bathrooms and a separate WC, making it ideal for families or multi-generational living. Occupying the first floor is the superb principal suite, complete with a dressing room and an impressive five-piece en-suite bathroom. The dressing room also offers flexibility as a fifth bedroom and benefits from an integrated pull-down double bed.

Outside, the property continues to impress with an attractive front garden and a private, enclosed rear garden featuring a spacious patio area, perfect for summer entertaining. Further benefits include a double garage and a substantial workshop, currently utilised as a gymnasium. Connected to mains water, electricity and drainage, with LPG gas heating, this is a rare opportunity to acquire a substantial and beautifully maintained country home in one of the area's most sought-after conservation areas.



Location

Little Gaddesden has a village shop & Post Office, Parish Church (St Peter & St Paul), Little Gaddesden primary School and The Bridgewater Arms are all close-by.

There is access from the village to Ashridge House and the c4,000 acres of National trust Ashridge Forest (famous beechwoods and bluebell woods) with a network of footpaths and bridleways. The facilities and amenities of Berkhamsted are within a 10-15-minute drive, these include Berkhamsted Collegiate School, Waitrose and a wide variety of shops as well as an excellent selection of restaurants.

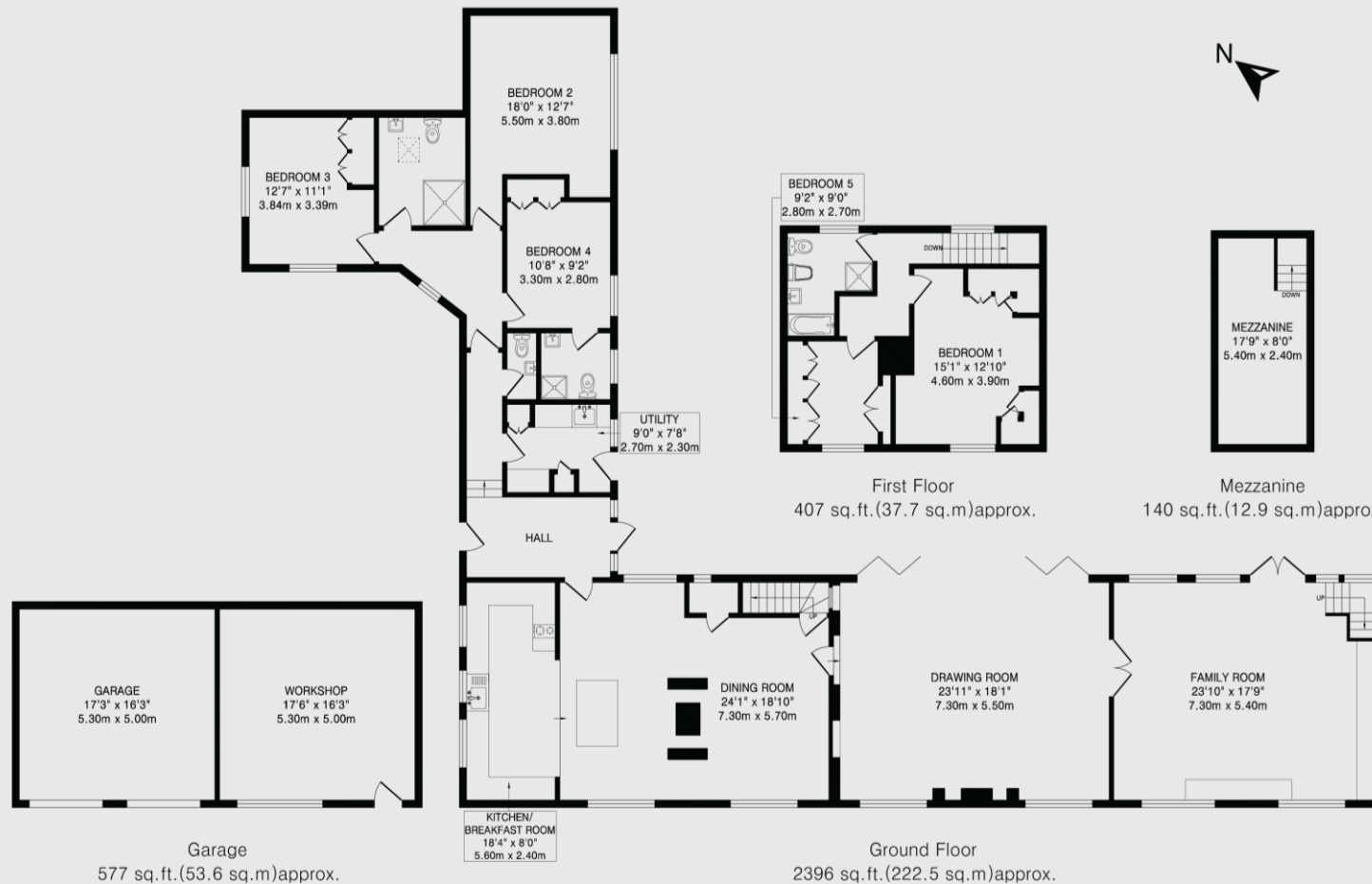
Communications are excellent with good access to M1 and A41. London (Euston) is approx. 35 minutes from Berkhamsted station.

Location : what3words: ///buggy.values.villager









TOTAL FLOOR AREA: 3520 sq.ft. (326.7 sq.m) approx.
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

IMPORTANT INFORMATION:

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