



Little Gaddesden, HP4 | Freehold

 5 Bedrooms  5 Bath/Shower Rooms  3 Reception Rooms  Garage and Off-Street Parking  Private Garden

 EPC Band N/A  Council Band: TBC  Dacorum Borough Council

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Little Gaddesden, HP4

A stunning new-build home centred around a historic timber frame in the heart of the Little Gaddesden Area of Outstanding Natural Beauty, finished to the highest standards.

🔑 **Stunning new-build home centred around a historic timber frame**

🔑 **Beautifully designed and refurbished to a high specification**

🔑 **Immense character and style**

🔑 **Bespoke handcrafted fully integrated kitchen**

🔑 **Five bedrooms with four ensuite bathrooms**

🔑 **South facing private enclosed rear garden with extensive terrace**

🔑 **High-quality fixtures and fittings and lighting**

Description

Originally thought to have been built in the 17th century this absolutely stunning grade II listed barn has been fastidiously planned by the current owners to enable the building to be repurposed into a unique and characterful family home. The design emphasises the original features and enhances the light and space to create a superb home and gardens, whilst incorporating modern standards of insulation and underfloor heating powered by an air source heat pump. Nestled in a private plot to the rear of the original farmhouse it occupies around half an acre southerly plot.

The property has stunning galleried and sunken reception spaces flooded with light, exposed beams and superb fittings of the highest quality. The open plan kitchen at the heart of the home overlooks the rear garden through a vaulted gable end and also benefits from a large utility and preparation kitchen space. Two ground floor ensuite bedrooms in each wing book end the vaulted reception areas and spiral staircases rise to first floor bedroom spaces, where two further ensuite bedrooms and a large open sided study take full advantage of the soaring beamed roof. A separate private staircase leads up to the principal bedroom suite with a large bedroom and sitting room, as well as an ensuite bathroom. Finally, the large recreation room/garage is a fully insulated, habitable room that also benefits from underfloor heating. The room has space for several cars or could be used as a further family reception space or garaging with a plant room and W/C leading off, ideal as a workshop /boot room.

Outside the property is in a private courtyard with ample parking and access to the garage. There is gated access to the well-proportioned level rear garden which prospective buyers can decide how they would like to have landscaped to their own requirements and will be left laid to lawn. Additionally, a terrace sits above the lawned garden, with an oak-framed outbuilding for garden storage and space for an outdoor bar/kitchen area.

Design and build by Edwin Homes, for more information on previous projects see:

www.edwin-homes.com



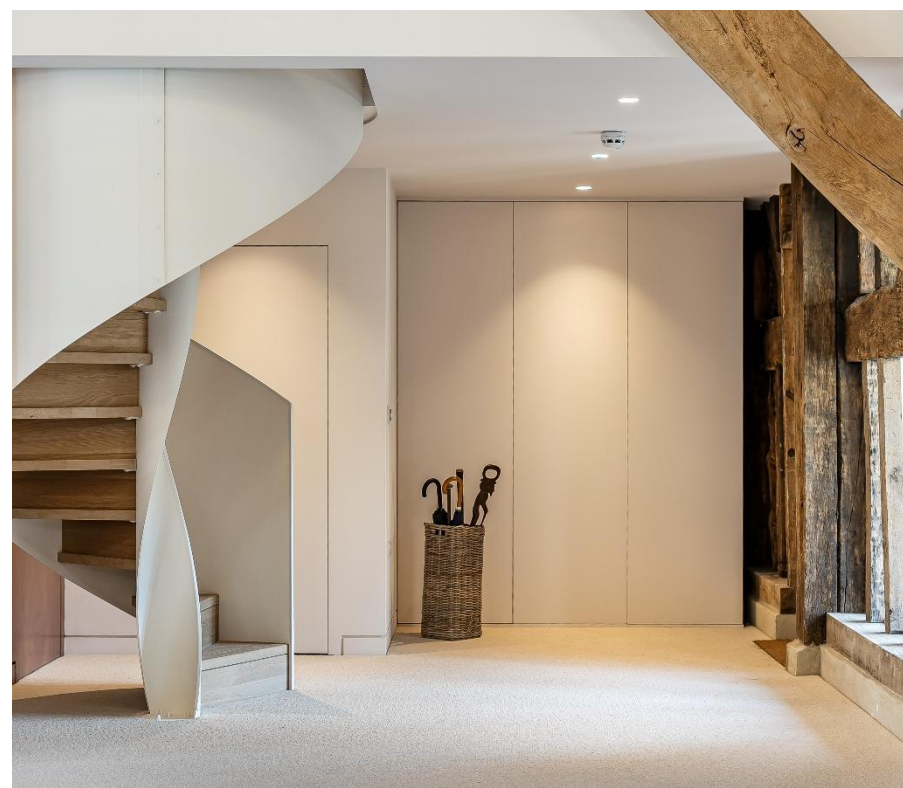
Location

Set in the Litte Gaddesden conservation area and an area of outstanding natural beauty the location of this home is very special. The village shop & Post Office, Parish Church (St Peter & St Paul), Little Gaddesden primary School and The Bridgewater Arms are all within walking distance.

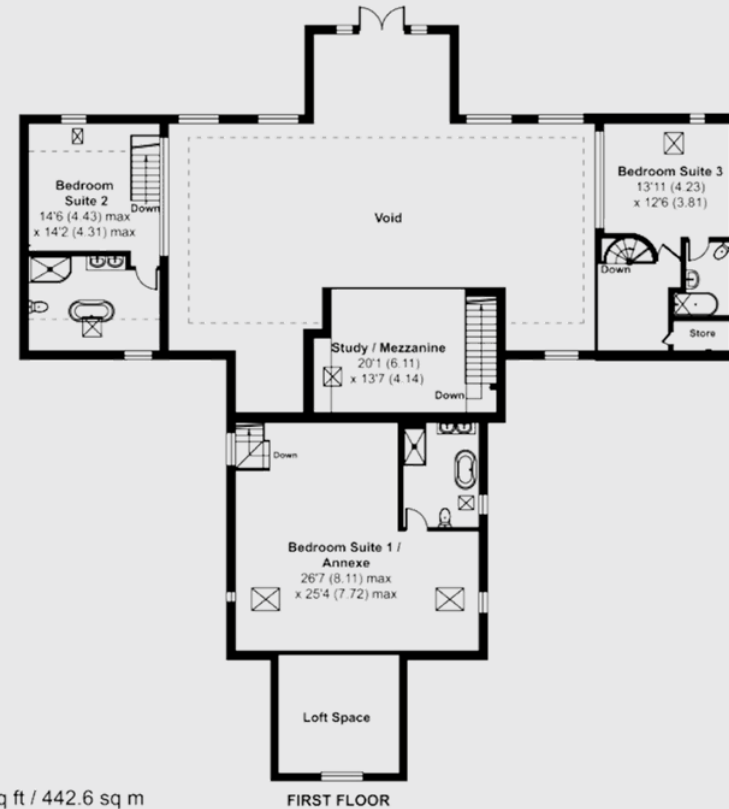
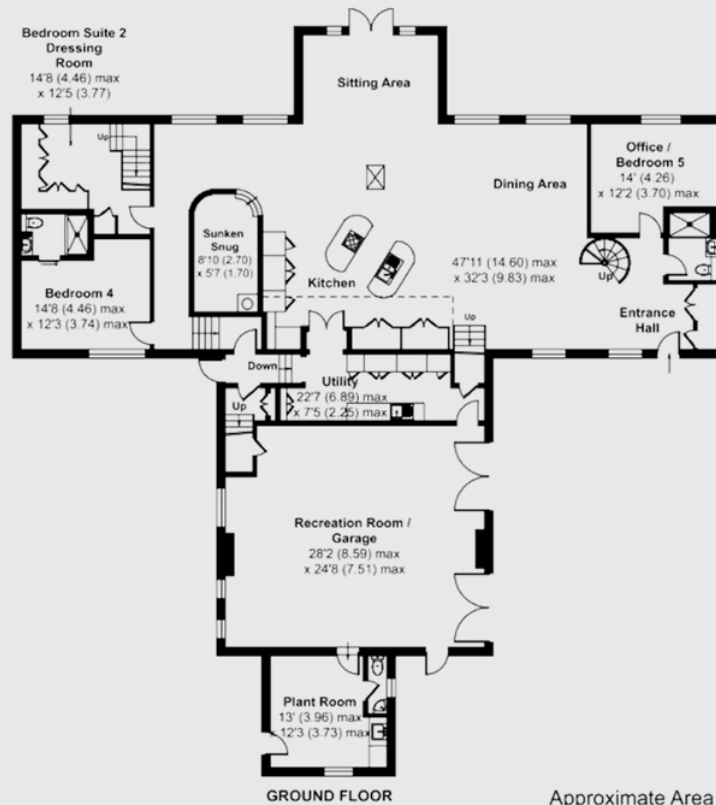
There is easy access to Ashridge House and the c4,000 acres of National trust Ashridge Forest (famous beechwoods and bluebell woods) with a network of footpaths and bridleways. The facilities and amenities of Berkhamsted are within a 10-15 minute drive, these include Berkhamsted Collegiate School, Waitrose 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









For identification only - Not to scale

Denotes restricted head height

Approximate Area = 4765 sq ft / 442.6 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Total = 4837 sq ft / 449.2 sq m

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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Contact one of our property experts today:

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