



Castles

ALDERTON DRIVE  
Little Gaddesden, HP4 1NA

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Offers IRO  
£2,500,000  
(Freehold)

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This magnificent home, across 3.2 acres of picturesque landscape, offers an impressive 5,500 sq ft of living space



In need of re-furbishment but has the potential and space to re-design and create a truly spectacular residence. Privately situated on a coveted no-through road, Alderton Drive welcomes you with its long driveway adorned with electric gates. As you enter the property, you'll be greeted by delightful gardens and grounds extending over three acres, blending seamlessly into the natural beauty of the surrounding forest. The main residence boasts a captivating thatched roof and is enveloped by mature trees and hedge screens, offering complete seclusion and tranquility. Step into the expansive entrance hall, adorned with cloak and utility rooms, leading to the impressive triple-aspect and vaulted sitting room featuring an open fireplace. The spacious double-aspect kitchen and breakfast room, boasts a vaulted ceiling, stone floor, and top-of-the-line appliances. The adjacent dining hall, with its stripped wood floors, provides the perfect setting for intimate gatherings or lavish dinners. The principal bedroom, complete with an en suite bath and shower room, is complemented by a basement dressing room. Two additional bedrooms feature en suites, while two more share a "Jack & Jill" bathroom, offering ample accommodation for family and guests. The detached coach house features an Art Deco-inspired facade and houses a garage with a self-contained flat above, accessible via an external staircase. Adjacent to the main residence is a detached timber cabin with a sprawling gym and games room. Outside, the gardens beckon exploration, with expansive lawns, vibrant borders, and wooded areas perfect for leisurely strolls and outdoor pursuits.

### Specifications

- STUNNING ASHRIDGE FOREST LOCATION
- NO UPPER CHAIN
- FIVE BEDROOM DETACHED EXTENSIVE HOME
- APPROX. 3.2 ACRES
- FEATURE COACH HOUSE WITH ANNEXE
- IN EXCESS OF 5000 sq ft
- GYM AND GAMES ROOM
- MUST BE VIEWED



Including a coach house with an annex and a separate gym and games room



#### **A little about the corner of the world we call home...**

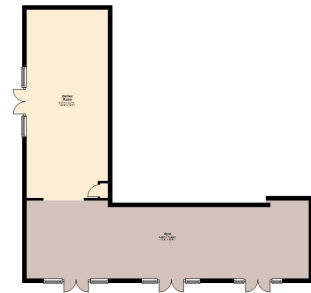
Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Duchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

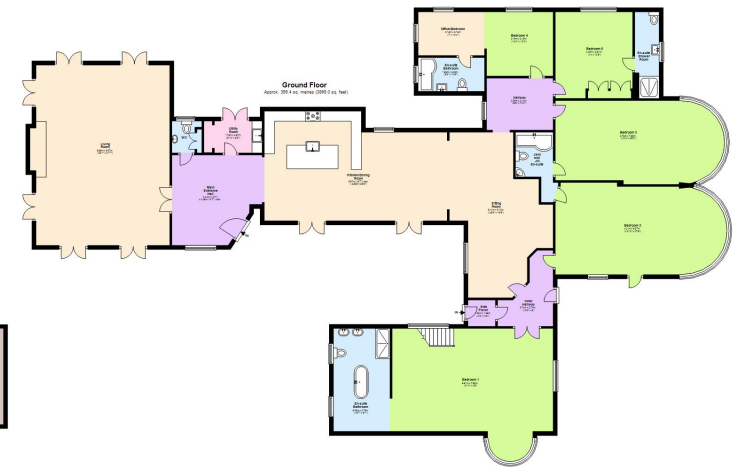
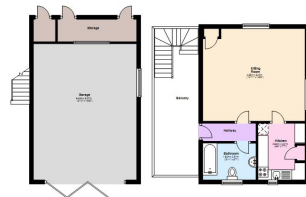
**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

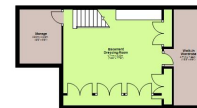
All measurements are approximate and photographs provided are for guidance only.



Outbuilding  
Approx. 222.4 sq. metres (2562.9 sq. feet)



Ground Floor  
Approx. 351.4 sq. metres (3803.5 sq. feet)



Total area: approx. 562.0 sq. metres (6049.3 sq. feet)  
This figure is for guidance only and does not constitute a guarantee of the accuracy of the information provided.

Tenure: Freehold

Council Tax Band: H

EPC Rating: E

**Berkhamsted Office:** 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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