



Castles

THE LYE
Little Gaddesden, HP4 1UH

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Guide Price
£1,200,000
(Freehold)

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Castles Estate Agents are pleased to present this Four-Bedroom Detached Executive Family Home in the Picturesque village of Little Gaddesden. Surrounded by the Ashridge Estate, this property offers a peaceful rural lifestyle with modern living.



Upon entering, you are greeted by a bright and Spacious Living area that exudes warmth and comfort, perfect for both relaxation and entertaining. The Open-Plan design features a shaker kitchen. Adjacent to the kitchen, an airy Garden Room invites natural light and provides a serene view of the Lawn Garden, which is perfect for outdoor gatherings and leisure activities. There is an added benefit of current plans with permission granted, for extending the kitchen to form a modern Open-Plan Kitchen/Living/Dining area. The property boasts Four well-appointed Bedrooms, including a Master Suite that features Fitted Wardrobes and a contemporary En Suite Bathroom, ensuring a private retreat for the homeowners. With Three Reception rooms, there is ample space for family living and entertaining guests. The convenience of a Garage and Off-Street parking further enhances the appeal of this residence. Additionally, the versatile Summerhouse, currently utilised as a Gym room, offers endless possibilities to suit your personal needs, whether as a home office, wellbeing room, or creative space. Conveniently located just a short drive from the thriving market town of Berkhamsted. Here, you'll find an array of boutique shops, cafes, restaurants, and well-regarded schools, as well as excellent transport links, including a mainline station.

Specifications

FOUR BEDROOM
DETACHED FAMILY HOME
PRIVATE CUL DE SAC
CLOSE TO SCHOOLS
FORMAL SITTING ROOM
GARDEN ROOM
DINING ROOM
EN-SUITES
MATURE REAR GARDEN
OPEN PLAN
KITCHEN/BREAKFAST
AREA



The beautifully landscaped lawn garden, perfect for outdoor gatherings, relaxation, and enjoying the peaceful surroundings.



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.

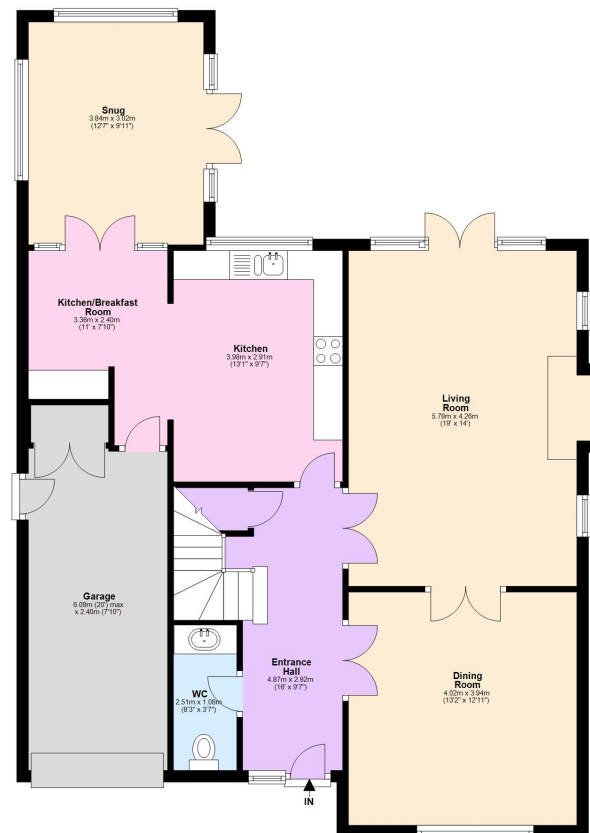
Tenure: Freehold

Council Tax Band: G

EPC Rating: C

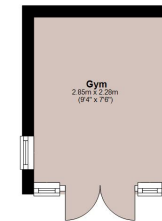
Ground Floor

Approx. 100.3 sq. metres (1079.2 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 6.5 sq. metres (69.8 sq. feet)



First Floor

Approx. 89.1 sq. metres (958.8 sq. feet)



Main area: Approx. 189.3 sq. metres (2038.0 sq. feet)
Plus outbuildings, approx. 6.5 sq. metres (69.8 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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