



Castles

HUDNALL LANE  
Little Gaddesden, Berkhamsted, HP4 1QQ



# HUDNALL LANE

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**£2,200,000**  
(Freehold)

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Set near the picturesque Ashridge Estate, this exquisite residence offers the perfect blend of contemporary luxury and serene countryside living



## Specifications

4/5 BEDROOMS  
3 RECEPTIONS  
5 BATHROOMS  
OUTBUILDINGS  
SWIMMING POOL  
DETACHED HOUSE  
DRIVEWAY  
VILLAGE LOCATION

Fully renovated, this property boasts state-of-the-art features and a meticulous design that ensures comfort and elegance throughout. As you enter the property, you are greeted by a spacious entrance hall that leads into the heart of the home. The ground floor features an expansive open-plan kitchen and breakfast area, complete with sleek countertops, modern cabinetry, and high-end appliances. The adjoining lounge/dining room offers a bright and airy space with large windows that flood the room with natural light, creating a warm and inviting atmosphere.

The first floor houses three generously sized bedrooms, each thoughtfully designed to provide maximum comfort and style. The master suite occupies the entire second floor, offering a private retreat with an en-suite bathroom and ample storage.

The exterior of the property is just as impressive, with a large garden that includes a pristine swimming pool, ideal for hot summer days. The outbuildings provide additional flexibility, whether you need extra office space, a studio or storage.

Located in the idyllic village of Little Gaddesden, this property offers a peaceful rural lifestyle while still being conveniently close to essential amenities. The nearby Ashridge Estate provides stunning natural scenery, perfect for outdoor enthusiasts.

This fully renovated home is a rare find, combining modern luxury with the tranquility of village life.





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#### **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 Dutchy 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:**

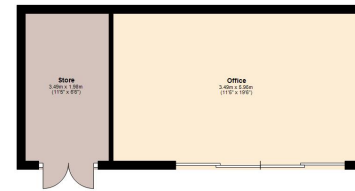
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Tenure:** Freehold  
**Council Tax Band:** G  
**EPC Rating:** TBC

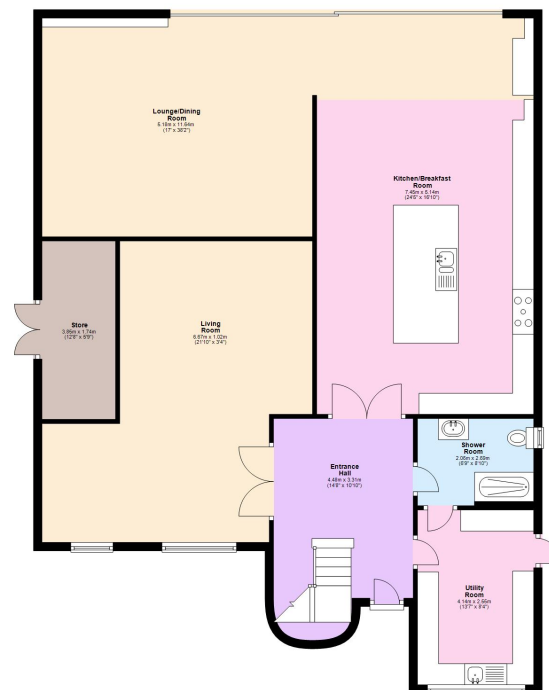
**Outbuildings**

Approx. 28.0 sq. metres (301.7 sq. feet)



**Ground Floor**

Approx. 155.5 sq. metres (1684.2 sq. feet)



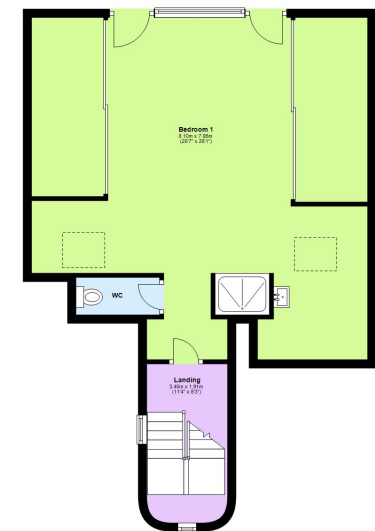
**First Floor**

Approx. 99.8 sq. metres (1074.2 sq. feet)



**Second Floor**

Approx. 67.3 sq. metres (724.5 sq. feet)



Total area: approx. 351.6 sq. metres (3784.6 sq. feet)

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

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