



Castles

SILVER BIRCHES
Little Gaddesden, Hertfordshire HP4 1PE

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Asking Price
£1,600,000
(Freehold)

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Castles Estate Agents are Delighted to present this Impressive Four-Bedroom Detached home, perfectly situated in the sought-after village of Little Gaddesden.

 4  2  2  Multiple

Offering an impressive 4,168 sq ft of internal space including outbuildings, this exceptional Detached home provides generous, flexible living arranged over two floors, with Four Bedrooms on the ground floor and a large principal suite upstairs. Perfect for growing families, multi-generational living, or those needing extensive hobby and storage space, it combines space, comfort, and versatility in equal measure.

The accommodation begins with a welcoming Entrance Hall that flows into a spacious Kitchen and Breakfast room — the true heart of the home — fitted with ample storage and generous workspace, making it perfect for casual dining and family gatherings. From here, the layout opens into the Dining room, ideally suited for more formal entertaining, while across the hall the light-filled Living room boasts twin sets of French Doors to the garden, creating a seamless indoor-outdoor connection. Adjoining the living room is the impressive Snooker room, a substantial leisure space complete with feature Fireplace, ideal for games, a home cinema, or an additional lounge. A practical Utility room, Two separate ground-floor WCs, and excellent storage options add to the home's everyday functionality.

Specifications

- 4,168 SQ FT OF VERSATILE LIVING SPACE
- 5 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SNOOKER ROOM WITH FIREPLACE
- MODERN SHOWER ROOM PLUS PRINCIPAL ENSUITE
- DOUBLE & SINGLE GARAGES
- MATURE GARDENS
- GENEROUS PARKING AND QUIET YET WELL-CONNECTED LOCATION

Upstairs is entirely dedicated to the principal suite, offering a superb sense of privacy. The large double bedroom spans the depth of the house and is complemented by a landing area which works beautifully as a home office. There is generous eaves storage and a luxurious ensuite bathroom with bath, separate shower, WC, and basin.

Outside, the property offers an exceptional amount of garaging and outbuilding space, making it a dream for car enthusiasts, hobbyists, or those working from home. There is a double garage, an additional single garage and a storage sheds.

Set amidst beautifully maintained gardens, this charming home combines character, comfort, and space in a truly unique setting.

The mature gardens create a peaceful backdrop to the home, offering plenty of space for entertaining, gardening, or simply relaxing in the sunshine. Combined with plentiful parking and the vast potential of the outbuildings, this property is a rare opportunity to secure a substantial and adaptable home in a quiet yet well-connected setting.







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: E

EPC Rating: F



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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