



Castles

CHURCH ROAD  
Little Gaddesden, HP4 1NZ

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Offers IEO  
£1,300,000  
(Freehold)

# Castles



Welcome to this charming property on Church Road in the picturesque village of Little Gaddesden, formally part of the Old Manor House



This beautifully presented home offers a perfect blend of traditional character and timeless comfort, ideal for a peaceful countryside lifestyle.

The spacious living room features exposed wooden beams, high vaulted ceilings, and ample natural light, creating a warm and inviting atmosphere. Adjacent is a generous dining area, perfect for hosting gatherings. The classic kitchen is well-equipped and includes a cozy breakfast area.

The property includes four comfortable bedrooms, with the master boasting an en-suite bathroom. Multiple bathrooms feature traditional fittings, ensuring a comfortable experience.

Set within stunning landscaped gardens, the home offers a serene and private outdoor space with an expansive lawn and delightful Courtyard. Additional features include outbuildings for extra storage or potential development, subject to planning permission, and a spacious double garage.

No upper chain and with the versatility for making it a perfect family home, by customizing the space. This property offers a unique opportunity to enjoy a quintessential English village lifestyle with timeless comforts.

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## Specifications

4/5 BEDROOMS

3/4 RECEPTIONS

3 BATHROOMS

LINK DETACHED HOUSE

GARDEN

DRIVEWAY

DOUBLE GARAGE

VILLAGE LOCATION



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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 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.

