REGENT
ESTATES

NETTLEDEN ROAD, LITTLE GADDESDEN, BERKHAMSTED

£1,250,000 Freehold

ACCOMMODATION

A rare opportunity to acquire a beautifully positioned four-bedroom character home with annexe, set on the very edge of the village with uninterrupted panoramic views across open Chiltern countryside.
Occupying a truly special position on the fringe of Little Gaddesden, this charming home enjoys the best of both worlds; a peaceful, rural setting with breathtaking, far-reaching views, yet just a 10-minute drive from Berkhamsted station with direct trains into London.

Set within approximately 0.5 acres of mature gardens and grounds, the property lies within the village Conservation Area while sitting just outside the tighter planning restriction boundary, offering future owners exciting scope to extend or reconfigure (subject to the necessary consents) and truly make the home their own.

The House

The main house offers generous and versatile accommodation, beautifully presented in classic, neutral tones. There are three principal reception rooms, a well-appointed kitchen with separate utility room, and three bedrooms within the main residence. The spacious sitting room is a particular highlight, featuring bi-fold doors that open onto a large terrace — an idyllic spot for entertaining, relaxing, and soaking in the uninterrupted countryside views and exceptional privacy.

The Annexe & Studio

A standout feature of this property is the detached annexe/studio building, tucked discreetly to the rear of the house. One side comprises a cosy self-contained annexe with hallway, open-plan bedroom/living space, and shower room. At the opposite end is a separate studio space, ideal as a creative workshop, gym, or home office. Above is a very large, useful storage room.

LOCATION

The Lifestyle

Little Gaddesden is one of Hertfordshire's most desirable villages, nestled within an Area of Outstanding Natural Beauty and surrounded by thousands of acres of National Trust land. The renowned Ashridge House estate is within easy walking distance of the property, offering stunning walks, an award-winning café and a variety of events year-round.
The village is known for its strong community spirit and excellent local amenities, including:
- A highly regarded Ofsted Outstanding C of E primary school
- Village shop and post office
- Church and active village hall with regular events
- Scouts, Brownies and community groups
- Bowls club and popular pub/restaurant

Despite its wonderfully tucked-away feel, the village remains superbly connected.
The property is also within catchment for excellent secondary schooling in Tring, with renowned independent schools including Westbrook Hay and Berkhamsted School close by.

OUTSIDE

Gardens & Setting

The beautifully maintained gardens wrap around the house to the front, side, and rear, stocked with mature trees, shrubs, and perennials. Beyond the boundaries, rolling countryside stretches into the distance, creating a remarkable sense of space and seclusion.
Set back approximately 130ft from the road, the property offers extensive parking in addition to a detached double-length garage.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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