



5 BEDROOM DETACHED HOUSE FOR SALE IN BERKHAMSTED

Guide Price **£2,895,000**



REF: 3516529

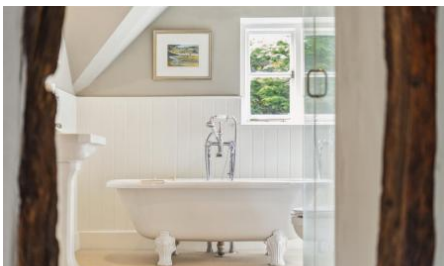
PROPERTY FEATURES

- Five bedrooms
- Three bathrooms
- Separate one bedroom annexe
- Tennis Court
- Stables
- Approx 1.5 acres in total
- EPC Exempt
- Council Tax Band H

An exceptional Grade II listed five bedroom home with a separate one bedroom annexe, stables and tennis court. Approx 1.5 acres in total.

Hudnall Common Farm is an attractive period home with an abundance of character and charm situated in one of Hertfordshire's most desirable villages. The current owners have enjoyed this fabulous property for the last twenty years and have substantially improved the property throughout this time. The spacious entrance hall is warm and welcoming with a feature fire place and log burning stove and views out to the rear garden. The snug has an attractive bay window to the front aspect whilst the sitting room is split level and generously proportioned. Being triple aspect, this room enjoys plenty of natural sunlight and provides access to the Amdega conservatory. Completing the ground floor accommodation, there is a cloakroom accessed from the entrance hall. To the first floor the principal bedroom has a dressing room and en-suite. There are three further bedrooms, a bathroom and shower room. On the second floor, there is a further room currently used as an office. Outside, Hudnall Common Farm is approached via a long, gated driveway leading to the house, car port, and annexe. The annexe is a superb additional space to the main house, perfect for extended guest stays or for permanent living family members who require their own space. The grounds extend to approx 1.5 acres and include the well maintained tennis court. To the rear of the property there is a large patio area which is southerly facing, ideal for entertaining in the warmer months.

PROPERTY PHOTOS





LOCATION



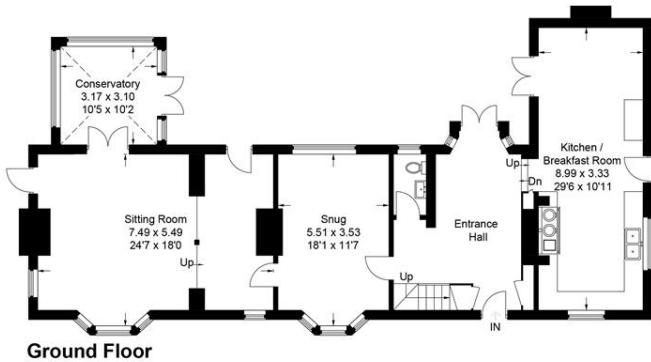
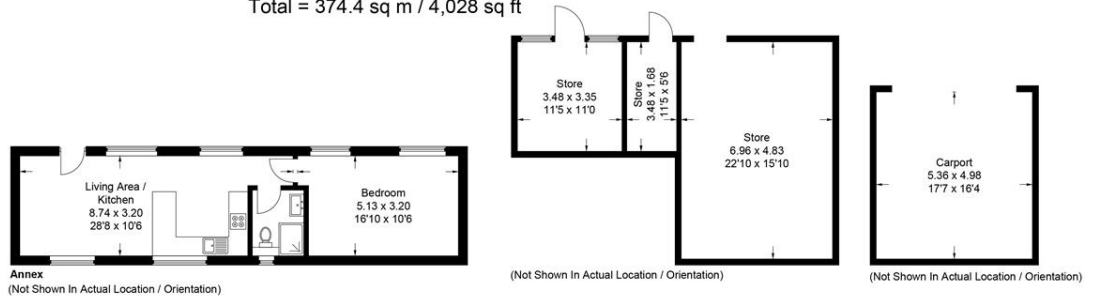
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FLOORPLANS

Approximate Gross Internal Area
 Ground Floor = 125 sq m / 1,345 sq ft
 First Floor = 110.6 sq m / 1,190 sq ft
 Second Floor = 14.9 sq m / 160 sq ft
 Annex = 45.1 sq m / 485 sq ft
 Stores / Carport = 78.8 sq m / 848 sq ft
 Total = 374.4 sq m / 4,028 sq ft



= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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