

OLIVER

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Estate Agency with a personal touch!

Gaddesden Row, Herts, HP2



Built Circa.1620 is this most delightful FOUR BEDROOM detached Grade II listed FAMILY HOME, set within ONE ACRE of gardens.

Many additional features including a DETACHED two bedroom COTTAGE and Bothy, a swimming pool and the option to purchase a further 2.5 Acres. Offered CHAIN FREE!!

- **Idyllic Rural Location**
- **Two Detached Buildings**
- **Grade II Listed**
- **Circa One Acre**
- **Swimming Pool**
- **Large Driveway**
- **Offered Chain Free**
- **MUST BE VIEWED**

£2,000,000 Freehold

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Accommodation Comprises

Entrance Hall

Sitting Room 21'2" x 14'0" (6.45m x 4.27m)

Dining Hall 20'7" x 16'9" (6.27m x 5.11m)

Kitchen/Breakfast Room 17'1" x 14'6" (5.21m x 4.42m)

Utility Room 11'2" x 8'6" (3.40m x 2.59m)

Entertainment Room 26'8" x 26'8" (8.13m x 8.13m)(Max Points)

Basement 17'3" x 16'7" (5.26m x 5.05m)(Max Points)

Stairs To First Floor

Landing

Master Bedroom 16'10" x 13'0" (5.13m x 3.96m)

En-Suite Bathroom 13'2" x 8'6" (4.01m x 2.59m)

Dressing Room 17'1" x 10'10" (5.21m x 3.30m)

Bedroom Two 17'5" x 14'1" (5.31m x 4.29m)

Bedroom Three 11'5" x 10'6" (3.48m x 3.20m)

Stairs To

Bedroom Four 17'10" x 12'2" (5.44m x 3.71m)(Max Points)

Elmtree Cottage

Entrance Hall

Reception **14'1" x 11'7" (4.29m x 3.53m)**

Kitchen/Diner **13'11" x 13'9" (4.24m x 4.19m)**

Stairs To First Floor

Landing

Bedroom One **16'5" x 14'1" (5.00m x 4.29m)(Max Points)**

Bedroom Two **13'11" x 10'8" (4.24m x 3.25m)**

Bathroom

Bothy/Office

Gym **14'5" x 13'8" (4.39m x 4.17m)**

Workshop **9'4" x 8'2" (2.84m x 2.49m)**

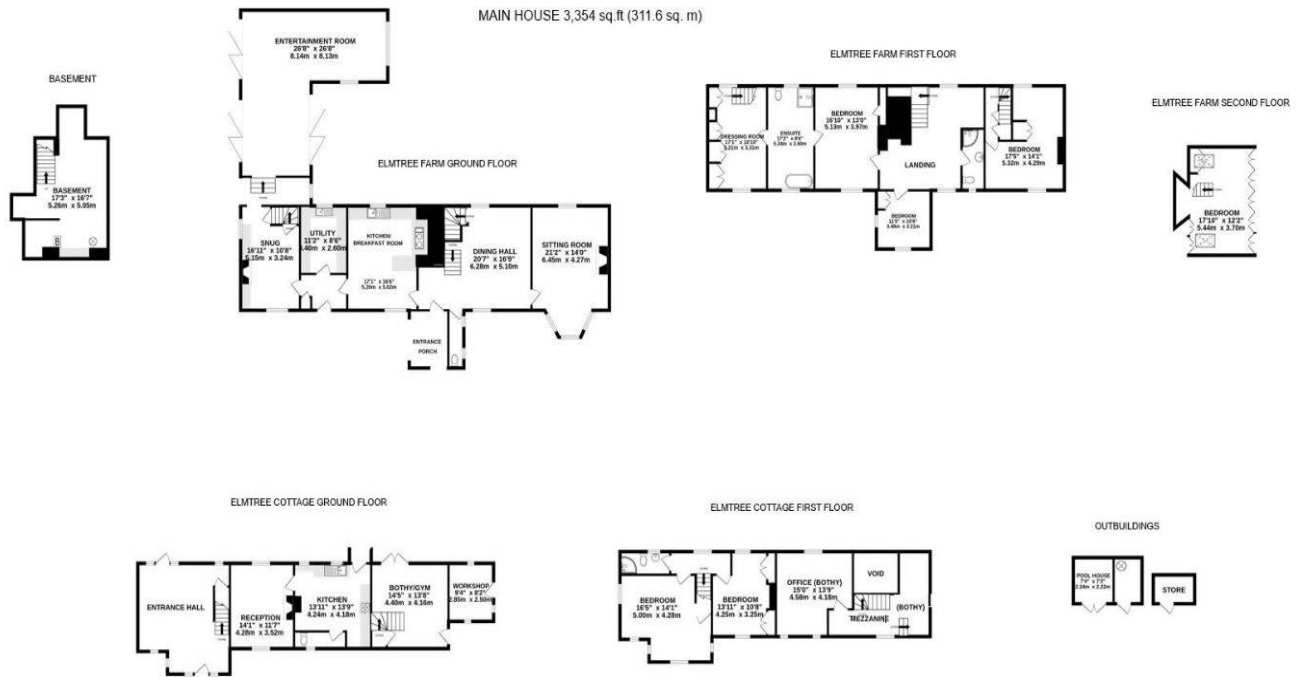
Office **15'0" x 13'9" (4.57m x 4.19m)**

Exterior

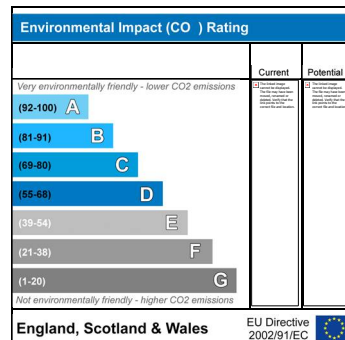
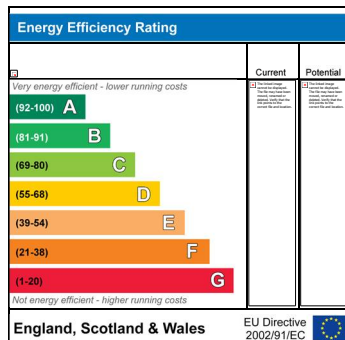
Large Mature Gardens

Large Driveway





TOTAL FLOOR AREA: 5580 sq. ft (518.4 sq. m) approx.



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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
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