

# The Bungalow, Home Farm Little Gaddesden HP4







## Development opportunity with a spectacular backdrop.



Located in the picturesque village of Little Gaddesden, The Bungalow is surrounded by open countryside in an idyllic rural setting, perfect for those seeking peace and tranquillity.

Little Gaddesden is an Area of Outstanding Natural Beauty and a conservation area and is surrounded by the beautiful Ashridge Estate, part of The National Trust and consisting of 5,000 acres of woodlands and lush meadows with its network of footpaths and bridleways. Approximately 3 miles north of the popular market town of Berkhamsted, with easy access to road links, A41, M25 and M1 (J8/9), and rail access into central London.



The Bungalow at Home Farm is a Grade II listed four bedroom family bungalow with the useful addition of an attached self-contained two bedroom annexe with its own entrance, ideal for extended family wishing to live with relatives whilst living independently, or a great space for visitors.

The main house consists of four bedrooms, two bathrooms, and three reception rooms including a conservatory overlooking the garden. Now in need of modernisation, this will allow someone to put their own stamp on this home which truly is in the most stunning setting.

The two bedroom annexe also includes a kitchen/breakfast room, utility room, dining room leading through to the sitting room, and a lovely conservatory enjoying views of the open countryside beyond.

Set in around 3 acres this a wonderful opportunity offering development potential, within the plot there are two substantial outbuildings that have potential to be converted into properties, subject to obtaining planning permission.





# The Bungalow

Approximate Gross Internal Area

Ground Floor = 257.3 sq m / 2,769 sq ft

First Floor = 43.8 sq m / 471 sq ft (Excluding Void)

Outbuilding 1 Ground Floor = 436.9 sq m / 4,703 sq ft

Outbuilding 1 First Floor = 71.3 sq m / 767 sq ft

Outbuilding 2 Ground Floor = 108.7 sq m / 1,170 sq ft

Outbuilding 2 First Floor = 22 sq m / 237 sq ft

Total = 940 sq m / 10,117 sq ft



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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