

# Broadmead

Dudswell, Hertfordshire





## A spacious and versatile family home situated in the charming hamlet of Dudswell.

High Street South, Northchurch 0.5 miles, Berkhamsted High Street 1.4 miles, Berkhamsted Train Station 2.2 miles, M25 (J20) 10 miles, M1 (J8) 10.3 miles  
(Distances and times approximate).



### Summary of accommodation

**Ground Floor:** Living room | Kitchen/dining room | Orangery | Bedroom | Utility room | Bathroom | Storage space

**First Floor:** Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom

### Garden and Grounds

Driveway | Garden | Patio area

**In all about 0.18 acres**



## Situation

Dudswell is a pretty hamlet situated north-west of the historic market town of Berkhamsted. A stretch of the Grand Union Canal runs next to the hamlet, which offers delightful towpath walks nearby. The wider area offers a good range of leisure facilities, with walking and riding in the surrounding countryside. There is a wide variety of both state and private schools in the area. Nearby Northchurch is home to a small supermarket, a bakery and a public house amongst other commercial establishments. Within close proximity you will find Berkhamsted, which has an abundance of shopping, eating and leisure establishments – as well as a train station with services to London Euston.

## Broadmead

Broadmead has been subject to considerable work by the current owners and today presents as a great modern family home with a superb functional 'flow' to the accommodation throughout.

Upon entering the property, you are greeted by a semi-vaulted entrance hall which houses a feature staircase, rising to a galleried landing on the first floor. From the entrance hall you can access the majority of the downstairs accommodation which includes a wonderful dual aspect sitting room to the front of the property. There is a beautifully appointed kitchen and dining room which leads on to a bright orangery – a perfect extra reception space. The orangery provides access to the rear garden by way of bifold doors. One of the reception rooms on the ground floor is currently set up as a further bedroom, this is served by a downstairs bathroom. To complete the accommodation on the ground floor, you will find a utility room and some storage space within a garaged area.

Within the kitchen there is a convenient pantry.

Upstairs are four very well-proportioned bedrooms, a family bathroom and an en-suite to the principal bedroom. The bathrooms have been finished to a high standard and present beautifully. The principal bedroom is a striking space with a vaulted ceiling and a Juliette balcony with glass doors, framing a wonderful view of the countryside to the front of the property.





## Outside

Broadmead is set back nicely from the road, with ample driveway parking and lawned areas to the front.

To the rear of the property is a very pleasant garden which includes a patio area ideal for al-fresco dining in the warmer weather.

## FLOORPLANS

Approximate Gross Internal Floor Area

Ground Floor: 1411 sq m / 1,519 sq ft (Including Garage)

First Floor: 114.8 sq m / 1,236 sq ft (Excluding Void)

Total: 255.9 sq m / 2,755 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## PROPERTY INFORMATION

### Property Information

**Services:**

Mains water, electricity, gas and drainage

**Tenure:**

Freehold

**Local Authority:**

Dacorum Borough Council

**Council Tax:**

Band F

**EPC:**

Band C (rating 78)

**Postcode:**

HP4 3TQ

**what3words:**

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**Viewings:**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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