



DUDSWELL RISE
Dudswell, Berkhamsted, HP4



A FIVE-BEDROOM PERIOD HOME IN THE PICTURESQUE HAMLET OF DUDSWELL

A wonderful home in a private position with Edwardian origins,
a wealth of period features and high ceilings throughout



5 2 2

EPC

D (56)

Local authority: Dacorum Borough Council

Council Tax Band: G

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold

What3Words: //swooned.glimmers.wedding

LOCATION

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.

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

(All distances and times are approximate)





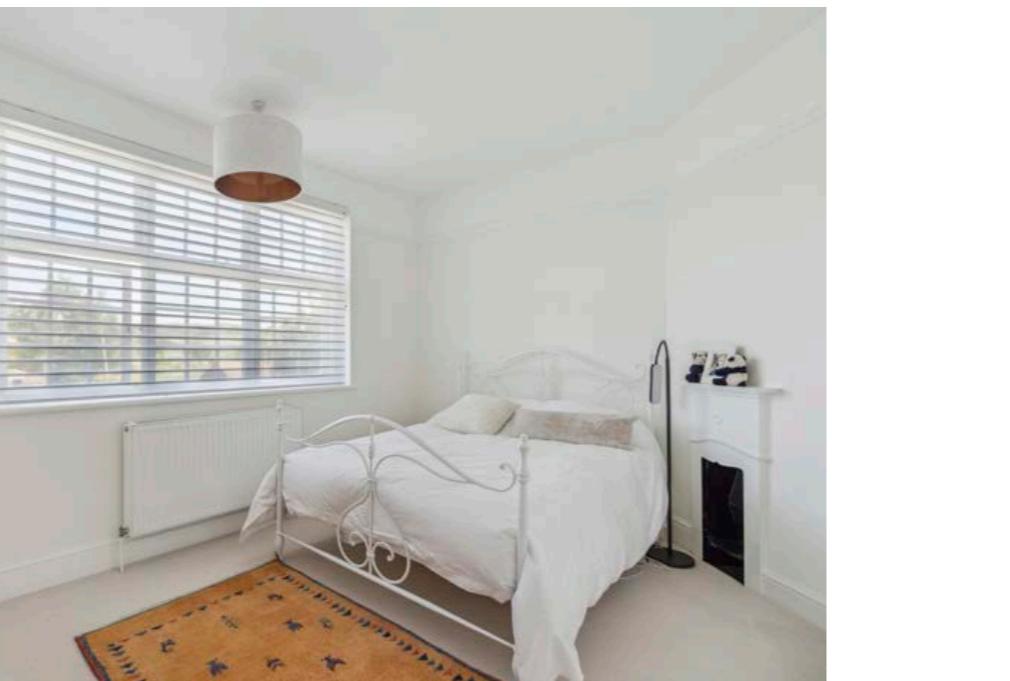
DUDSWELL RISE

As you enter the property, you are welcomed by a spacious entrance hallway complete with a wood burning stove and a striking staircase which rises to the first floor; this sets a notable first impression of the home. On the ground floor you will find two generous reception rooms and a wonderful kitchen and dining area. All of these rooms have a pleasant outlook over the grounds and gardens. To complete the ground floor accommodation is a downstairs cloakroom.

Upstairs are five bedrooms including a delightful principal bedroom with en-suite. The impressive ceiling height continues on the first floor and the rooms have a great sense of volume. The bedrooms to the front of the property enjoy a pictureque view over the neighbouring countryside. One of the bedrooms to the rear of the property benefits from a balcony, a lovely feature space which looks out to the rear gardens. There is a family shower room to complete the upstairs accommodation.

Furthermore, there is a basement, accessed externally, which makes for highly convenient additional storage space.

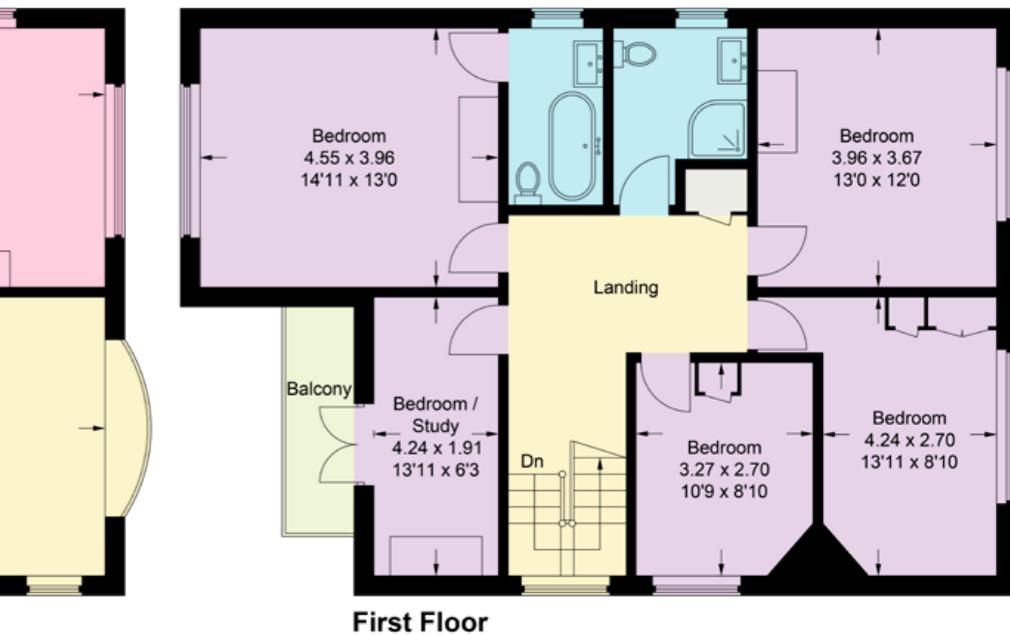
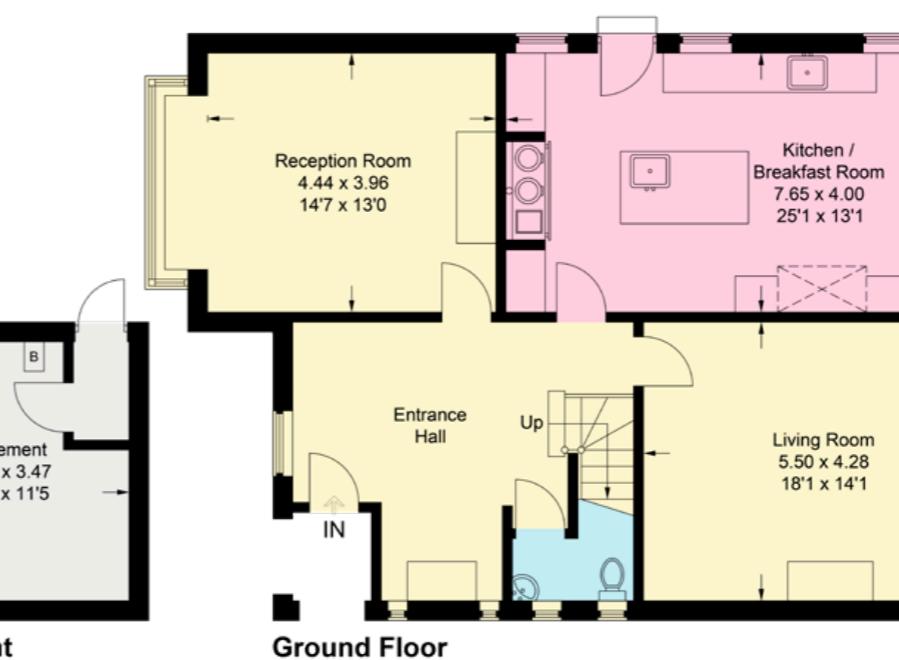
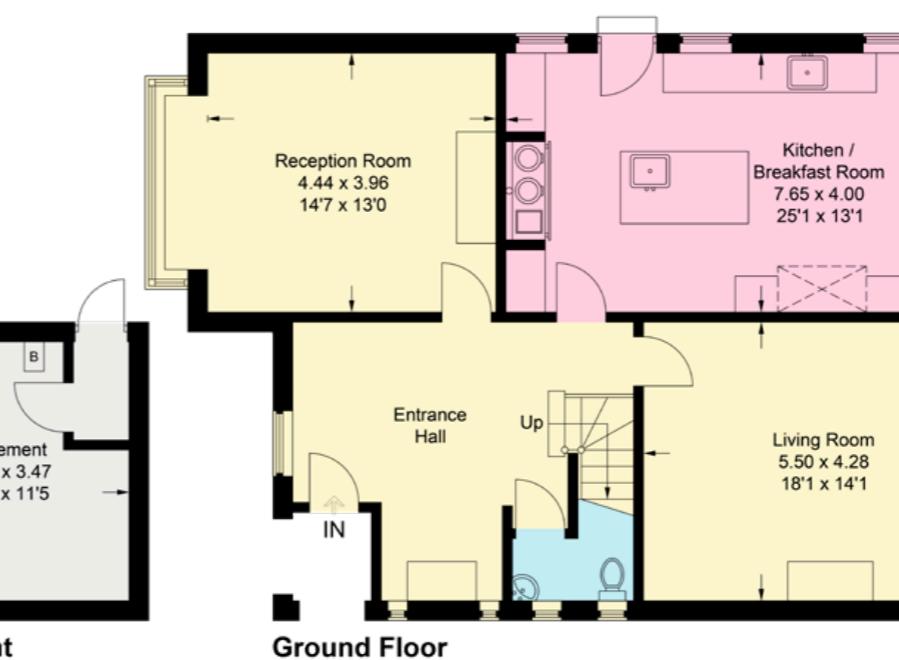
Dudswell Rise is a charming period home with wonderful proportions throughout, sitting in a private and generous plot.





GARDENS & GROUNDS

Dudswell Rise is accessed via Dudswell Lane. A private driveway leads up to the house, where you are then met by a gravelled driveway with ample parking. The house has an exceptionally private feel, sitting in a generous plot of approximately 0.33 acres. The gardens are well-presented with hedging and an expansive lawned area. There is also a patio area ideal for outside dining in the warmer months. The rear garden has a south-west orientation.



Approximate Gross Internal Area
Basement = 13.7 sq m / 147.8 sq ft
Ground Floor = 95.6 sq m / 1,028.8 sq ft
First Floor = 88.7 sq m / 954.9 sq ft
Total = 198.0 sq m / 2,131.5 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.



We would be delighted
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