



Windrush, Alderton Drive, Little Gaddesden, HP4 1NA | Freehold

5 Bedrooms 4 Bath/Shower Rooms 3 Reception Rooms Garage & Annexe & Games Room 3.2 Acres
EPC Band E Council Tax: Band H - £4,204.20 (2023/24) Dacorum Borough Council

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Windrush, Alderton Drive, Little Gaddesden

🗝️	Prized residential location in the heart of Ashridge Forest
🗝️	Offering around 5,500 sq ft of accommodation
🗝️	Three Reception rooms
🗝️	Five double Bedrooms
🗝️	Coach house with Annexe
🗝️	Gym and Games Room
🗝️	3.2 Acres of Gardens

Description

Alderton Drive is a private no through road, a prized residential location in the heart of Ashridge Forest.

Windrush is a stunning and generous thatched country residence which is approached via long driveways with electric gates and set within delightful gardens and grounds extending to just over three acres of lawns and woodland. The property also provides a detached coach house giving a garage with self-contained flat above as well as a separate timber cabin with gym and games room.

It is totally secluded, being centrally situated behind mature trees and hedge screens. The accommodation includes the large entrance hall, with cloak- and utility rooms. Off the hall is the superb triple aspect and vaulted sitting room with a feature open fireplace. Also from the hall is the large double aspect kitchen & breakfast room with vaulted ceiling, stone floor, island unit, base units, cupboards and integral appliances. A wide arch leads to the dining hall, with stripped wood floor.

Access from the dining hall to the bedroom areas – the principal bedroom has en suite bath & shower room and stairs down to the basement dressing room. There are two further bedrooms with en-suites and two more with “Jack & Jill” access to a further bathroom.

Near to the house is the detached coach-house (a feature Art Deco clock graces the front elevation) containing the Garage and an external staircase to the Annexe with Bed/Sitting Room, Kitchen and Bathroom.

A detached Timber Cabin of about 900 sq ft is just to the rear of the house and contains a large Gym and a Games Room.

The gardens surround the house and contain extensive lawned areas with borders and a large, wooded area giving trees and woodland walks.

Location

Little Gaddesden is a picturesque village situated high in the Chiltern Hills, adjoining The National Trust Parkland of Ashridge and set within an area of "Outstanding Natural Beauty". The village has a thriving post office and general store, plus The Bridgewater Arms pub/restaurant and primary school.



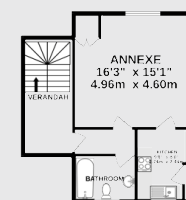
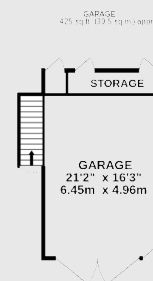
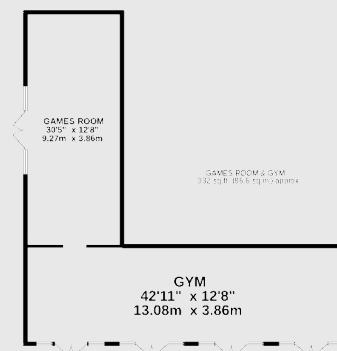
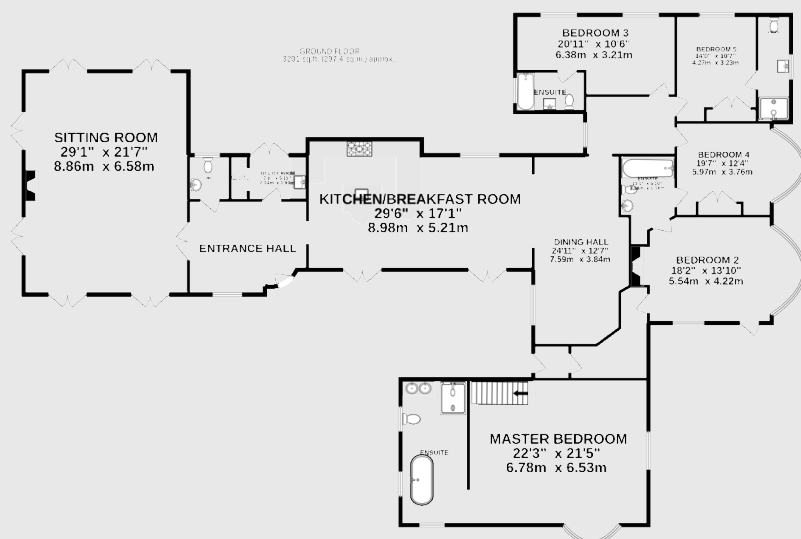
The Ashridge Estate features the Management College, and the Bridgewater Monument (which can be climbed and offers far reaching views). There is also the renowned Golf Club ranked in the top 100 in the country.

Berkhamsted town centre is about 5 miles distant and provides an interesting and varied selection of shops including Waitrose & Marks and Spencer Simply Food plus a wide range of coffee shops and restaurants to suit most tastes. From Berkhamsted there is an excellent rail service to central London (Euston), about 30 minutes. Road access to important centres is excellent, with the A41 dual carriageway linking quickly to the M25.









TOTAL FLOOR AREA : 5505 sq.ft. (511.4 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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