



Tring Road | Dudswell | HP4 3SZ
Offers In Excess Of £1,400,000



A charming five bedroom detached family home offering a wealth of period features, set in generous established gardens with ample parking in a picturesque semi-rural location.

As you step into the impressive entrance hall, you are greeted by a sense of elegance and space. The high ceilings and period details create a warm, inviting atmosphere, setting the tone for the rest of the home.

Two spacious receptions offer perfect spaces for both relaxation and entertaining. Continuing through to the heart of the home, the 25' traditionally-styled kitchen/dining room provides a delightful blend of modern convenience and classic charm. With its ample cabinetry and space for a table and chairs, the kitchen is a true culinary haven. A ground floor WC offers convenience.

Upstairs, a large landing leads you to the master bedroom which benefits from an ensuite bathroom. Four additional bedrooms provide ample space for family or guests, and are served by the family shower room. One of the bedrooms, currently used as a study, boasts its own charming balcony - an ideal spot for morning coffee or catching the afternoon sun. The two front bedrooms benefit from stunning views.

A basement, accessed externally, offers excellent storage space.

Outside

The well-maintained wraparound gardens feature a paved terrace and extensive lawns complemented by mature trees, providing a secluded space to enjoy outdoor living. There is the convenience of ample driveway parking to the front.

This beautiful family home combines the charm of period architecture with the tranquility of a village setting.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G (Dacorum).

Situation

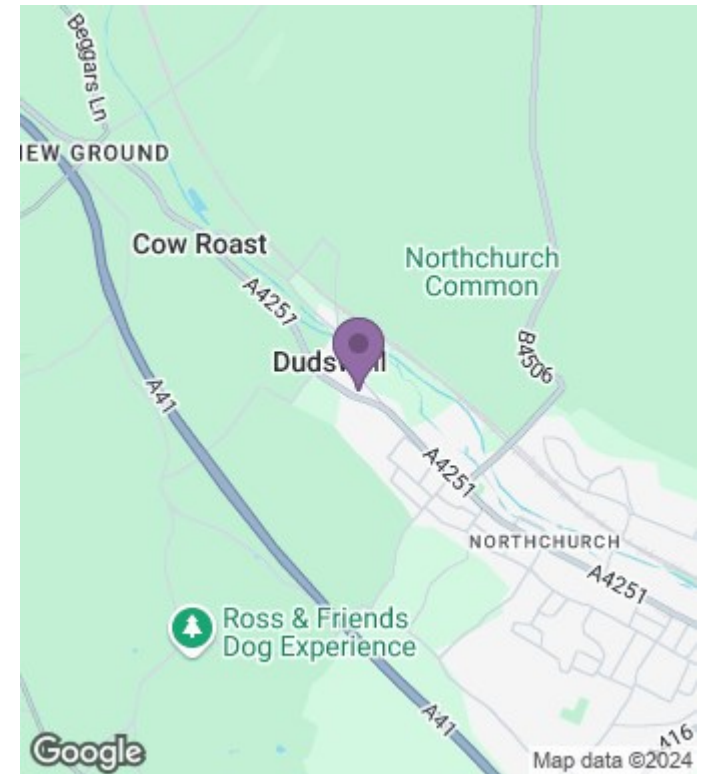
Dudswell is an attractive hamlet close to both the Grand Union Canal and National Trust land at Ashridge. The historic market town of Berkhamsted, a short distance away, offers excellent shopping, sporting and educational facilities. For commuters, the mainline stations at Berkhamsted and Tring provide fast and frequent services to London (Euston), and the A41 bypass gives easy access to the M25 and M1.



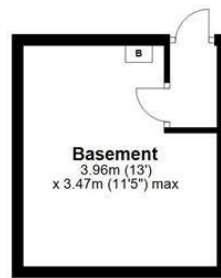




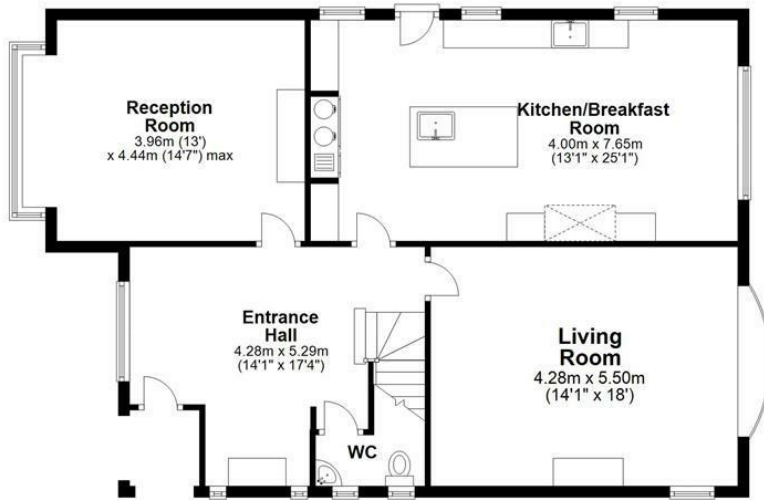
- 2,131 square feet
- Period details throughout
- Ensuite to master bedroom
- Four further bedrooms
- Versatile reception space
- Spacious hall & landing
- SW facing rear garden
- Ample parking provision
- Countryside walks nearby
- Village community



Basement
Approx. 13.7 sq. metres (147.8 sq. feet)



Ground Floor
Approx. 95.6 sq. metres (1028.8 sq. feet)



First Floor
Approx. 88.7 sq. metres (954.9 sq. feet)



Total area: approx. 198.0 sq. metres (2131.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Council Tax Band: G
Tenure: Freehold



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or service to this property nor do we have knowledge of any defects.





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