



The Wood, Ringshall, Berkhamsted, HP4 1LU | Freehold

6 Bedrooms 4 Bath/Shower Rooms 5 Reception Rooms Double Garage Magnificent Grounds
EPC Band D Council Tax: Band: H £4,445.08 April 24 / March 25 Dacorum Council

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The
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The Wood, Ringshall, Berkhamsted

A delightful family home set in a private gardens of approximately 2.7 acres overlooking Ashridge Golf club.

- Spacious Family Home
- Five Reception Rooms
- Ensuite and Dressing Room to Principal Bedroom
- Opportunity to Create a Self-Contained Annexe
- Double Garage and Large Driveway
- Extensive Lawns and Gardens
- Prized Location Overlooking Ashridge Golf Club

Description

An impressive family home lovingly maintained and improved by the current owners offering spacious and comfortable accommodation with all rooms overlooking the magnificent grounds and gardens, some with views over Ashridge golf club.

The wide entrance hall leads to the main triple aspect drawing room and generous dining room. The study and a cloakroom also have access onto the main hallway. The spacious Shaker style kitchen is well fitted and has a triple aspect to the front of the house. Leading from it is the sitting room with a delightful triple aspect to the rear. An inner hallway leads to a good size utility room and a light and useful games /family room. There is a secondary staircase which could enable the creation of a separate self-contained split-level annexe if required. Two large double bedrooms and a bathroom are exclusively accessed from the secondary stair.

On the first floor the principal suite with ensuite dressing room and impressive bathroom has delightful views over the front gardens. There are two more bedrooms with ensuite bathrooms as well as a further double bedroom.

Outside the grounds are spectacular with a sweeping shingle driveway and electric gates leading to a double garage. Lightly wooded in parts, the extensive lawns lead down towards the golf course, and the borders and flower beds are extremely well stocked and mature. There is also a separate outbuilding used as a gym and office. The house has septic tank drainage and oil-fired heating.



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.

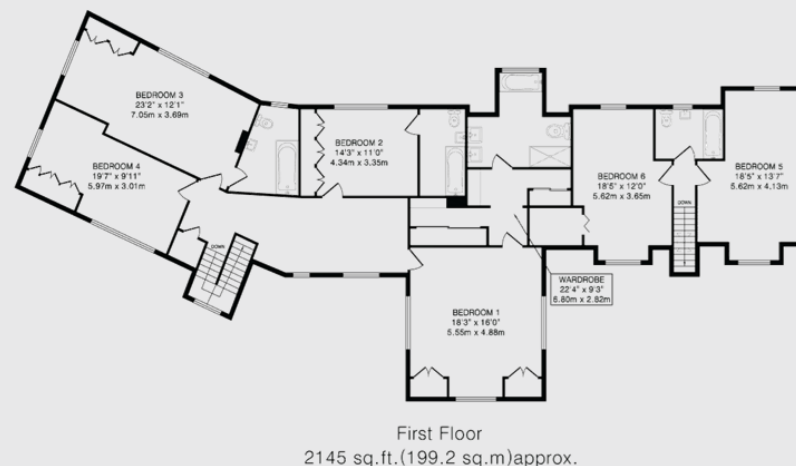
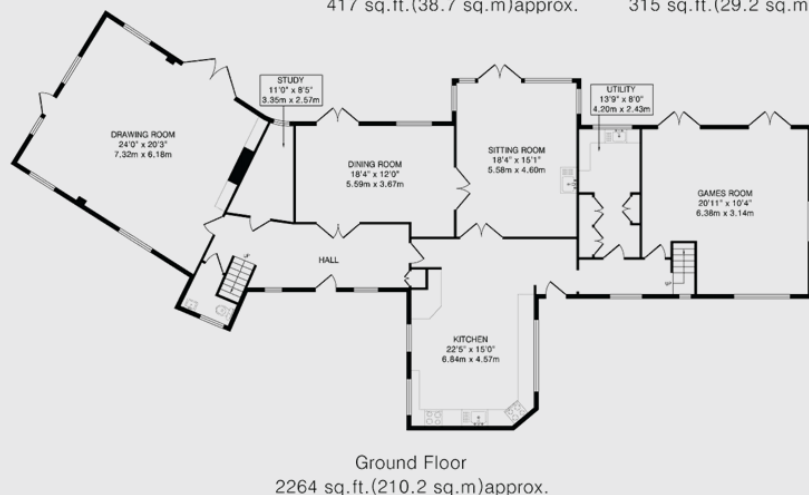
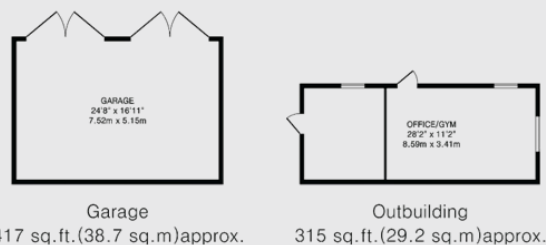
Berkhamsted town centre is about 5 miles distant and provides an interesting and varied selection of shops including Waitrose & Marks and Spencer Simply Food plus a wide range of coffee shops and restaurants to suit most tastes. From Berkhamsted there is an excellent rail service to central London (Euston),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

What3words - viewer.flinch.mopped









TOTAL FLOOR AREA: 5141 sq.ft.(476.4 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

IMPORTANT INFORMATION:

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