

FRITHSDEN VINEYARD

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Detached 4 bedroom house with 5 acre vineyard

Entrance hall • Sitting room • Dining room
Kitchen/breakfast room • Two store rooms
Double bedroom • Study • Shower room

Bedroom with en suite shower room
Two further double bedrooms • Family bathroom

Rear garden • Parking area
Winery, tasting bar and shop
Terrace • Vineyard

About 5 acres

Berkhamsted station 2 miles (London Euston 33 minutes)
Hemel Hempstead 4 miles • Little Gaddesden 3 miles
M1 (J8) 5 miles • M25 (J20) 9 miles
Central London (Baker Street) 24 miles
Luton Airport 12 miles

(all times and distances are approximate)
These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Frithsden Vineyard

Situated in an Area of Outstanding Natural Beauty, Frithsden Vineyard is a boutique vineyard and winery set at the foothills of the Chilterns. Now well-established, the site was acquired by the current owners in 2006 and replanted with 5,000 vines the following year.

The house is positioned at the entrance to the vineyard and comprises a triple aspect sitting room with sliding doors to the private gardens. Steps rise to the dining room, a bright space due to the wonderful vaulted ceiling and galleried landing above. From here is access to the kitchen/breakfast room which offers good storage and is dual aspect. This leads to a useful study. A bedroom with vanity unit can also be found, along with a convenient ground floor shower room.

There are three bedrooms to the first floor, including a guest bedroom with en suite shower room, plus family bathroom.

Situation

Frithsden is a small and picturesque hamlet on the edge of the Ashridge Estate.



Schools: There is a range of both private and state schooling, including Potten End Primary School and the renowned Berkhamsted School.



Restaurants: The Alford Arms is in Frithsden and there are two public houses in Potten End. Berkhamsted is close by with formal restaurants, gastro pubs and bistros.



Walking & Riding: Frithsden is set on the edge of the Ashridge Estate, with 5,000 acres of down land, common land and woodland.



Shopping: Potten End village shop is close by, with Berkhamsted High Street easily accessible with its range of boutiques and retail chain stores.



Travel: Berkhamsted town and station are easily accessible, offering a fast and frequent rail service to London Euston.

Gardens and grounds

Set at the end of the private driveway on the edge of the Ashridge Estate, Frithsden Vineyard occupies a plot of about 5 acres, comprising the main house and private gardens, vineyard shop and tasting bar, retail and wine processing areas. There is also a parking area and terrace.

Current grape varieties grown are Solaris, Rondo, and Phoenix, specially developed in Europe to thrive in the cooler UK climate.

Directions (Postcode HP1 3DD)

From our office on Berkhamsted High Street, continue eastwards and take the third turning on the left into Ravens Lane and onto Gravel Path. At the crossroads, continue straight on towards Nettleden. Take the second turning on the left marked Frithsden. Continue along the road and, on reaching the Alford Arms public house, turn right and the entrance to the Vineyard is up the hill on the right.

Services

Mains water, gas and electricity. Private drainage.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Dacorum Borough Council.

Agent's note

The property is subject to an Agricultural Occupancy Condition (AOC).

Frithsden Vineyard, Frithsden, HPI 3DD

Approximate Gross Internal Area (Excluding Void / Eaves)

223.5 sq m / 2406 sq ft

Outbuilding = 126.3 sq m / 1359 sq ft

Total = 349.8 sq m / 3765 sq ft



Ground Floor

First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 189231

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.