

OAK HOUSE

NETTLEDEN ROAD, LITTLE GADDESSEN, HERTFORDSHIRE



savills

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HERTFORDSHIRE HP4 1PE

*An exceptional new Georgian style country house in grounds
approaching an acre and set towards the edge of this most sought after
Hertfordshire village within the Chilterns*

ACCOMMODATION

RECEPTION HALL ♦ SITTING ROOM ♦ KITCHEN/BREAKFAST ROOM

ORANGERY/DINING ROOM ♦ FAMILY ROOM

STUDY ♦ CLOAKROOM ♦ UTILITY ROOM

MASTER BEDROOM SUITE WITH FITTED DRESSING ROOM AND EN SUITE

BATH AND SHOWER ROOM ♦ 2 FURTHER FIRST FLOOR DOUBLE BEDROOMS

WITH FITTED WARDROBES AND RESPECTIVE EN SUITE SHOWER ROOMS

2 SECOND FLOOR DOUBLE BEDROOMS AND SEPARATE BATH AND SHOWER ROOM

LANDSCAPED PARTERRE FRONT GARDEN ♦ LAWNED REAR GARDEN WITH EXTENSIVE
STONE SUN TERRACE

OAK AND TIMBER CLADDED GARAGE BLOCK WITH TWO OPEN BAYS AND ONE ENCLOSED GARAGE BLOCK.
APPROX. 0.926 ACRES

SAP RATING B

SAVILLS HARPENDEN
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MILEAGES

Berkhamsted 5.2 miles - London Euston from 27 minutes
Harpenden 13.8 miles - St Pancras International from 27 minutes
Hemel Hempstead 8.2 miles - London Euston 22 minutes
A41 Bypass 6.1 miles
M1 (J8) 10 miles
Luton Airport 13 miles
London Heathrow Airport 31 miles

THE PROPERTY

Designed and built to exacting standards, Oak House is an impressive family house with a specific focus on volume and bright spatial areas.

The property is one of the village's most significant houses, which has been carefully crafted to ensure that quality and excellence in the latest construction techniques have been upheld.

Oak House boasts an exquisite interior set over 3 well planned floors to match the elegant Georgian design and the uncompromising attention to detail and creative flair are certainly in abundance and showcased across over 5500 sq ft of living space.

The gardens and grounds to Oak House have been carefully designed and once again, capturing the essence of the Georgian era.

Immediately to the rear of the house is a large stone terrace with uplighters and features separate areas for lounge seating, a dining table and chairs. There is also power and a garden tap to the terrace. The garden is flanked on all sides by mature hedgerows and a variety of trees, and beyond, lovely countryside views can be enjoyed.

Immediately to the front of the house is a recently set traditional Georgian 'parterre' garden, which features an array of topiary interspersed with carefully positioned outside lighting.

A gravel driveway lies to the side providing parking for approximately five cars as well as an oak & timber clad garage block with two open bays and one enclosed garage block. Access to the house is via an automated gate entry system with intercom.



SPECIFICATION INTERNALS

- Traditional Georgian style fireplace to lounge, with Limestone surround & hearth (remote controlled).
- Contemporary designed wall mounted fireplace to dining room (remote controlled).
- Walnut & white bespoke Georgian style staircase over 2 floors.
- Oversized solid white Georgian style detailed doors, glass & chrome furniture.
- Oversized skirting, architrave and traditional plinth blocks to ground and first floors.
- Deep hand-made Georgian style coving to ground and first floors.
- Wide plank limed 'oak' designed flooring throughout the ground floor.
- Fitted wardrobes with fitted lighting.
- Large eaves storage cupboards to second floor bedrooms.
- 'Little Green - National Trust' paint colours used throughout.

KITCHEN

- Hand-made bespoke kitchen with Corian deep double profile worktops.
- Main ceramic twin Belfast sink.
- Quooker hot tap.
- Samsung American fridge/freezer and second under counter fridge.
- Siemens induction hob and matching twin ovens.
- Siemens microwave and steam oven.
- AEG XXL dishwasher.
- Caple wine cooler.
- Within the concertina breakfast area, a second small ceramic sink and Franke tap are installed.

BATHROOMS

- Villeroy & Boch and Grohe sanitary ware.
- Bespoke cabinetry with storage to all bathrooms.
- Master bathroom with Corian countertop and twin basins.
- Master bathroom fully tiled using mitred edged 1m

wide Porcelanosa tiles.

- Large built in mirrors to all bathrooms.

THE BUILD

- Handmade multi brick flemish bond brickwork with dentil detail and stone cills.
- Bespoke stone detailing to single storey elements.
- Slate roof tiles with traditional leadwork and to dormer windows.
- Deep soffit detail with traditional corbels.
- Quality UPVc white woodgrain Georgian sash windows with run through horns and polished chrome furniture.
- Large aluminium roof lantern to dining room.
- Aluminium bi-fold doors to sitting room and kitchen.
- Timber French doors to dining room & study.
- Concrete 'plank' floors.
- 10 year warranty.

MECHANICAL & ELECTRICAL

- Under floor heating to ground and first floor, and radiators to second floor.
- 'Vaillant' boiler & booster system.
- Water softener.
- 'Sky' TV to all bedrooms & reception rooms.
- Cat 6 future-proof cabling throughout.
- CCTV and alarm system – 5mp HD system, SSAIB Grade 2 certificated.
- WIFI configured throughout.
- Home automation 'Rako' lighting to lounge and kitchen offering up to 7 different settings.
- LED feature lighting set within the coving to lounge and kitchen.
- PIR lighting to all cupboards and wardrobes.
- Niche lighting to all bathrooms.
- Philips Hue lighting to bedrooms 2 and 3, offering colour changing options and dimmer remote control.
- Polished chrome light fittings and chandeliers throughout, and perimeter down-lighting.



LOCATION

Oak House is set on the edge of the historic and picturesque village of Little Gaddesden and lies in an enviable location adjacent to the National Trust Ashridge Estate, which comprises 4000 acres of woodland and common land and is designated as an Area of Outstanding Natural Beauty.

The village boasts a shop with post office, a great 'Gastro' pub called The Bridgewater Arms, an excellent primary school, tennis and sports grounds.

The thriving market town of Berkhamsted is just over 5 miles distant and provides a wide range of shopping opportunities, including independent boutiques, great eateries for all tastes and major stores such as Waitrose and Boots on the High Street. Berkhamsted also offers excellent schooling for children of all ages including the renowned Berkhamsted School for boys and girls.

One particular key attraction to Berkhamsted and its surrounding villages is the excellent rail service into central London (Euston), with fast and frequent connections from 27 minutes. Road access to important centres is also excellent, with the A41 dual carriageway to the south, which links directly to the M25. For the golfer, there are 2 Championship golf courses close by; Ashridge and Berkhamsted.

Senior education can be found at Berkhamsted and slightly further afield in Harpenden, Markyate, St Albans and Hemel Hempstead depending on whether state or private schooling is one's preference.

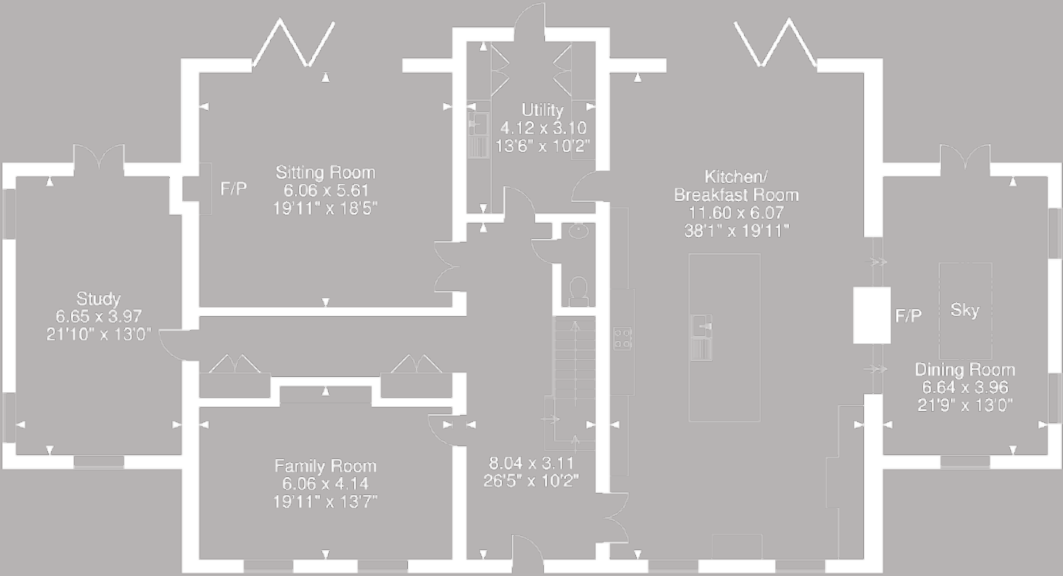
Services: Mains water, electricity and drainage. LPG for central heating.

Local Authority: Dacorum Borough Council – 01442 228000.

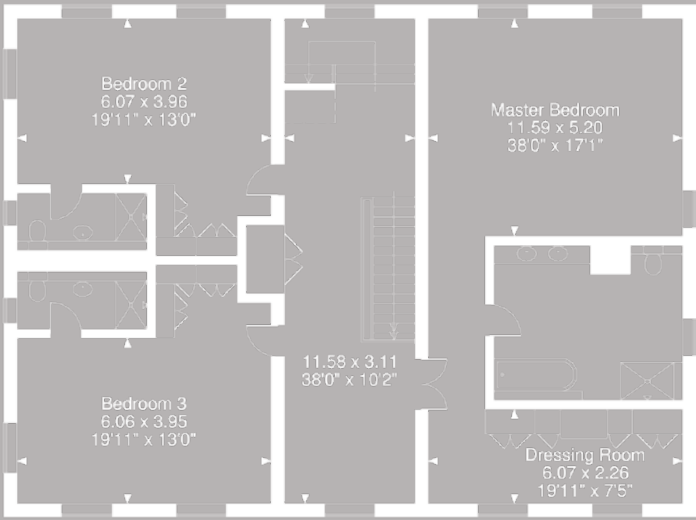
Viewing: Strictly by appointment with the sole selling agent Savills – 01582 465000.

FLOORPLANS

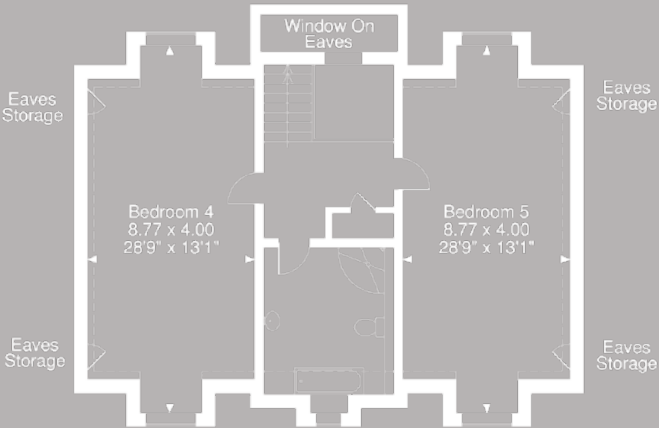
Main House gross internal area = 5,522 sq ft / 513 sq m



Ground Floor



First Floor

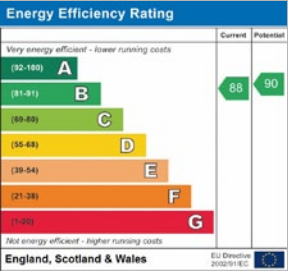


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height

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