

**Hoo Lodge, Dagnall Road, Great Gaddesden,
Hemel Hempstead, Hertfordshire, HP1 3BP**



- * TWO RECEPTION ROOMS * CONSERVATORY* KITCHEN**
- * BATHROOM* THREE BEDROOMS * STUDIO/ HALL**
- * GARDENS OF APPROX 1/3 OF AN ACRE * AMPLE PARKING**
- * TOTAL GROUNDS OF APPROX 3 ACRES**

A VICTORIAN LODGE HOUSE STANDING IN ITS OWN GROUNDS OF APPROXIMATELY 3 ACRES

Guide Price £1,250,000 Freehold

ACCOMMODATION

Entrance Porch

Part glazed hardwood front door opens to the entrance porch, tiled floor, window to the side.

Entrance Hall

Part glazed hard wood front door, parquet flooring, stairs to the first floor, phone point, window to the side, dado rail.

Sitting Room

14' 2" x 11' 0" (4.31m x 3.35m)

Window to the front, radiator, TV point, feature cast iron Victorian style fireplace with inset gas fire, under stairs cupboard.

Dining Room

13' 1" x 11' 0" (3.98m x 3.35m)

With windows to both the side and rear, radiator, fireplace with multi fuel burner.

Kitchen

14' 3" x 12' 7" (4.34m x 3.83m)

Fitted with a range of base and eye level storage units, display cabinets, granite work surface areas with inset single bowl sink unit with mixer tap, Plumbing for washing machine and dish washer, cooker point, cupboard housing Ideal Mexico boiler, window to the rear.

Inner lobby

Door to the conservatory and bathroom.

Ground Floor Bathroom

A four piece suite comprising low level WC, pedestal wash hand basin, panel bath with mixer tap and shower attachment, tiled shower cubicle, tiled surrounds and flooring, radiator, Velux window, exposed brickwork and cross beam.

Conservatory

19' 0" x 16' 3" (5.79m x 4.95m)

A double glazed Victorian style conservatory With two sets of double doors to the gardens, tiled flooring, water pump, original well, multi fuel burner.

First Floor Landing

Stairs to the first floor, access to the insulated part boarded loft, wall light point.

Bedroom One

15' 3" x 9' 9" (4.64m x 2.97m)

Window to the side, radiator, dado rail, wall light points, feature fireplace, built in cupboard and walk in wardrobe.

Bedroom Two

14' 2" x 9' 9" (4.31m x 2.97m)

Window to the front, feature fireplace, radiator, wall light points, built in wardrobe.

Bedroom Three

11' 8" x 9' 1" (3.55m x 2.77m)

Window to the rear, radiator, wall light points, door to airing cupboard housing hot water tank.

Outside

Garage / Studio.

32' 0" x 18' 4" (9.75m x 5.58m)

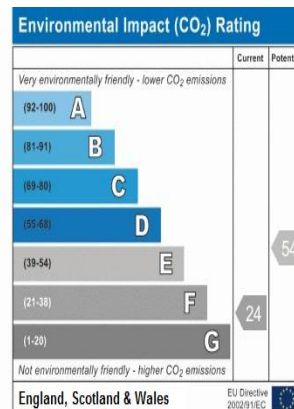
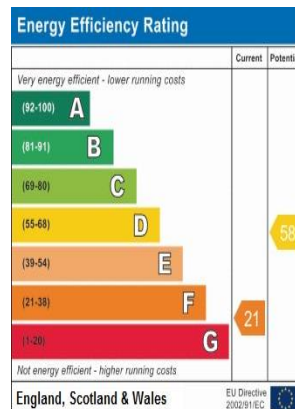
With it's own private access. Part glazed hardwood door leads to an entrance lobby with passageway leading to a door accessing the rear garden. further door to the studio. With windows to the rear rear and side and double glazed sliding doors to the rear gardens. ample power points and lighting as well as hot and cold air conditioning units. Access to eaves storage space. N.B. This room could be converted back to a garage and is currently used as a martial arts studio and would be ideal for anyone looking to work or teach from home.

Gardens

The property is surrounded by formal gardens of approximately 1/3 of an acre, with stunning all round views over adjacent countryside, with an ornamental pond, well house providing the property with it's own natural water. Covered hot tub/ jacuzzi. " Pemberton" aluminium caravan, used by the current vendors as an office / studio with power lighting and heating.

Grounds

The property boasts grounds adjoining the property of approximately 3 acres.



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