



John O'Gaddesden's House

Little Gaddesden | Hertfordshire

AITCHISONS



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A medieval gem, and wonderful family home, standing within beautifully landscaped gardens of just over one acre, in the centre of Little Gaddesden, overlooking Ashridge Forest

Berkhamsted (London Euston 37 minutes) 5 miles, Hemel Hempstead 5 miles, M1 (Junction 9) 6 miles, London 28 miles

Four Reception Rooms • Solar or Great Chamber • Kitchen/
Breakfast Room • Utility Room • Office • Two Cloakrooms
Cellar • Six Bedrooms • Three Bathrooms • Double Garage
Gardens • Tennis Court • About One Acre

Historical Note

John O'Gaddesden was born in 1280 and was probably the son or relative of the John O'Gaddesden who was one of the original sponsors of the College of Bonhoms, at Ashridge, established in 1286 and now the renowned Ashridge Management College. He studied at Merton College, Oxford and graduated a Bachelor of Medicine in 1307, later becoming court Physician to Kings Edward I, II and III. He completed his *Rosa Angelica*, a treatise on the practice of medicine, which was a major reference book and used throughout Europe for over 300 years. He went on to take Holy Orders, and was appointed 'King's Clerk' in the service of the King, and later joined the entourage of the Black Prince at the Battle of Crècy.

It has been said that Chaucer, a contemporary of O'Gaddesden at Court, used him as the model for the "Doctour of Physick" character in "The Doctors Tale" and also referred to his work in the prologue to the *Canterbury Tales*.

The historic link between John O'Gaddesden and the house has never been proven, but the association with his name and Ashridge has existed for centuries. There is also an ancient reference to "Gaddesden where Lord of Darbye had a pretty manor house of timber". Darbye was Henry Bolinbroke, a close relative of the Black Prince, and who later became Henry IV in 1399.



The House

John O'Gaddesden's House is Grade II* listed, being of particular architectural and historical importance. Part of the house is thought to date back to the 13th century, and to have been substantially remodelled in the 15th century. It is timber framed, with an over-sailing upper storey, with exposed timbers and pargetry infilling. In the late 1940's, the west and south wings were constructed, skilfully blending with the original, using materials from three fine 16th to 18th century houses, which were being demolished.

The house has a wealth of splendid features of great interest, including the magnificent first floor Solar, or Great Chamber; thirty feet in length, with a lofty vaulted ceiling with king post and moulded oak beams, with intricate carvings. It has a stone fireplace, which is surrounded by Jacobean panelling. The dining room is panelled in early Georgian pine and has a formal Tudor fireplace believed to be from Ashridge House, following the dissolution of the monasteries. Both the sitting room and John O'Gaddesden's room have deep inglenook fireplaces, and throughout the house there are fine exposed timbers, oak doors in the 16th century style, and original oak and stone flooring. The windows, with leaded lights, (some with original fastenings) are set in oak mullions.

Despite its historical and architectural significance, John O'Gaddesden's House forms a delightful family home, its extensive accommodation having great charm, coupled with all modern facilities, including a well fitted kitchen/breakfast room, modern bathrooms suites and oil fired central heating.

Situation

The house sits within delightful private gardens, which have been beautifully landscaped to complement its age and character; with elegant parterres at the front, lawns, both formal and informal, shaded by trees and interspersed with flowerbeds with masses of flowering shrubs and bulbs, and arbours and pergolas bedecked by roses and clematis. Tall hedges screen the boundaries and the gardens form a secluded setting for the house. To the east of the house is a discreetly sited hard tennis court.

The house is approached on foot from the front, through three wrought iron gates and brick and flagstone paths, whilst at the side of the property, with access through electric gates from Church Road, a drive leads to the rear of the house, terminating in a large turning circle and providing access to the integral double garage.

Location

Situated in an Area of Outstanding Natural Beauty, Little Gaddesden is one of the prettiest and most sought after villages in the Chiltern Hills. It adjoins the Ashridge Estate, which comprises several thousand acres of woodland, down land and common land, administered by the National Trust. The house sits back from the village green, in the centre of the village, and is within a short walking distance of a wide variety of amenities which the village provides, including the post office/general store, Church of England Junior School, atmospheric public house and restaurant, village hall, bowling, art and tennis clubs.

There is good road access to both Berkhamsted and Hemel Hempstead, which provide comprehensive facilities, including good shopping centres and a wide range of schooling, in particular; the Collegiate School for boys and girls at Berkhamsted, and mainline railway stations for services to London (Euston).

Lordship of the Manor

The Lordship of the Manor of Little Gaddesden is available for acquisition, by the purchaser of the property, by separate negotiation.

Services

Mains water, electricity, drainage and oil fired central heating.

Post Code

HP4 1PF

Local Authority

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Herts
HP1 1HH

Tel: 01442 228000

Viewing

Strictly by appointment with Aitchisons, Country House Department

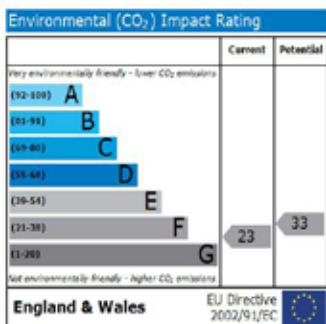
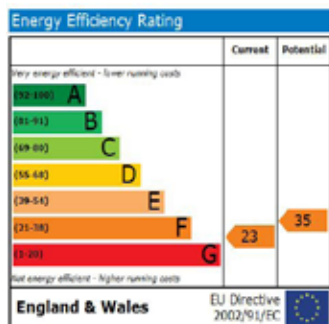
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Directions

From Aitchisons office in Berkhamsted, proceed east along the High Street, turning left into Ravens Lane, by the Baptist Church. Proceed over the canal bridge into Gravel Path, until arriving at the crossroads on Berkhamsted Common. Turn left, through Ashridge Park, passing the Management College on the right hand side, until exiting in Little Gaddesden, almost opposite John O'Gaddesden's House. Proceed straight over at the crossroads into Church Road and the driveway to John O'Gaddesden's House will be found immediately on the right hand side.



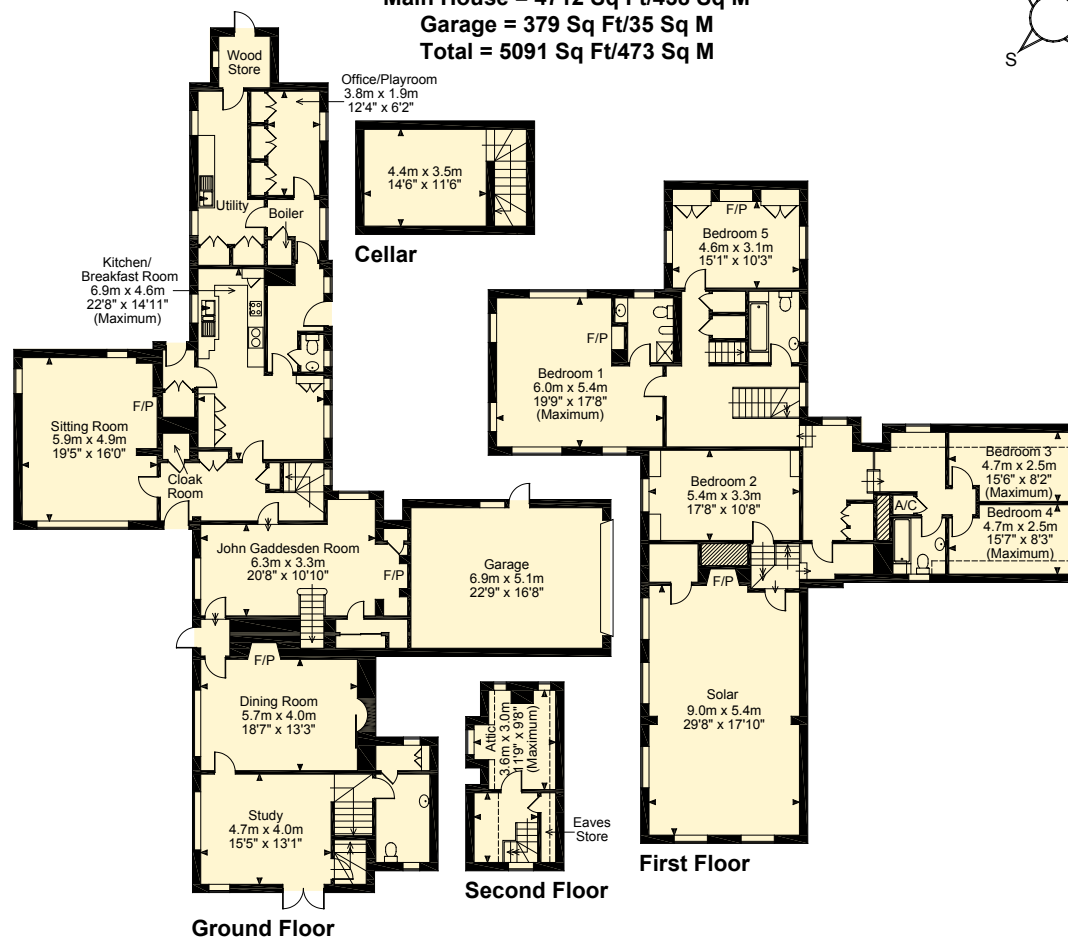
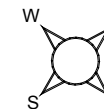
John O Gaddesden House, Little Gaddesden, Berkhamsted

Approximate Gross Internal Area

Main House = 4712 Sq Ft/438 Sq M

Garage = 379 Sq Ft/35 Sq M

Total = 5091 Sq Ft/473 Sq M



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

□ □ □ Denotes restricted head height

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