







-  4 Bedrooms
-  2 Bathrooms
-  3 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band A

Council Tax Band:
G £3,845.21 (2025/26)

Local Authority:
Dacorum



Attractive detached cottage-style family home, beautifully located, high standard 2023 build, set on 1.25 acres of gardens and paddock.

Description

A modern family home combining traditional character with the latest technology and materials, featuring oak frame detailing and exceptional energy performance, set in a quiet rural landscape. Supplied by Border Oak, known for bespoke oak framed buildings featured on Grand Designs, this home was designed for the current owners with triple glazing, air source heat pump, ventilation and heat recovery systems, and high insulation, making it economical for modern living. The accommodation spans two storeys, with an oak-framed porch leading to a spacious entrance hall. The double aspect through kitchen/family room has hand-built units, an Everhot range, and opens to a family/dining area with views over the gardens and paddocks. French doors lead to a limestone patio. The large utility and boot rooms are thoughtfully designed. The living room features an Inglenook fireplace and multi-fuel burner, with a doorway to a study. Upstairs, the principal bedroom has a vaulted ceiling, Juliette balcony, dressing room, and ensuite. Three more bedrooms and a luxury bathroom complete the floor. The grounds include formal lawns, a sunny patio, and natural paddocks. A gravel driveway with tarmacadam parking leads to a separate garage, stables, and storage. Access is via a private driveway, over 260 metres from Gaddesden Row, surrounded by woodland and pasture.

Location

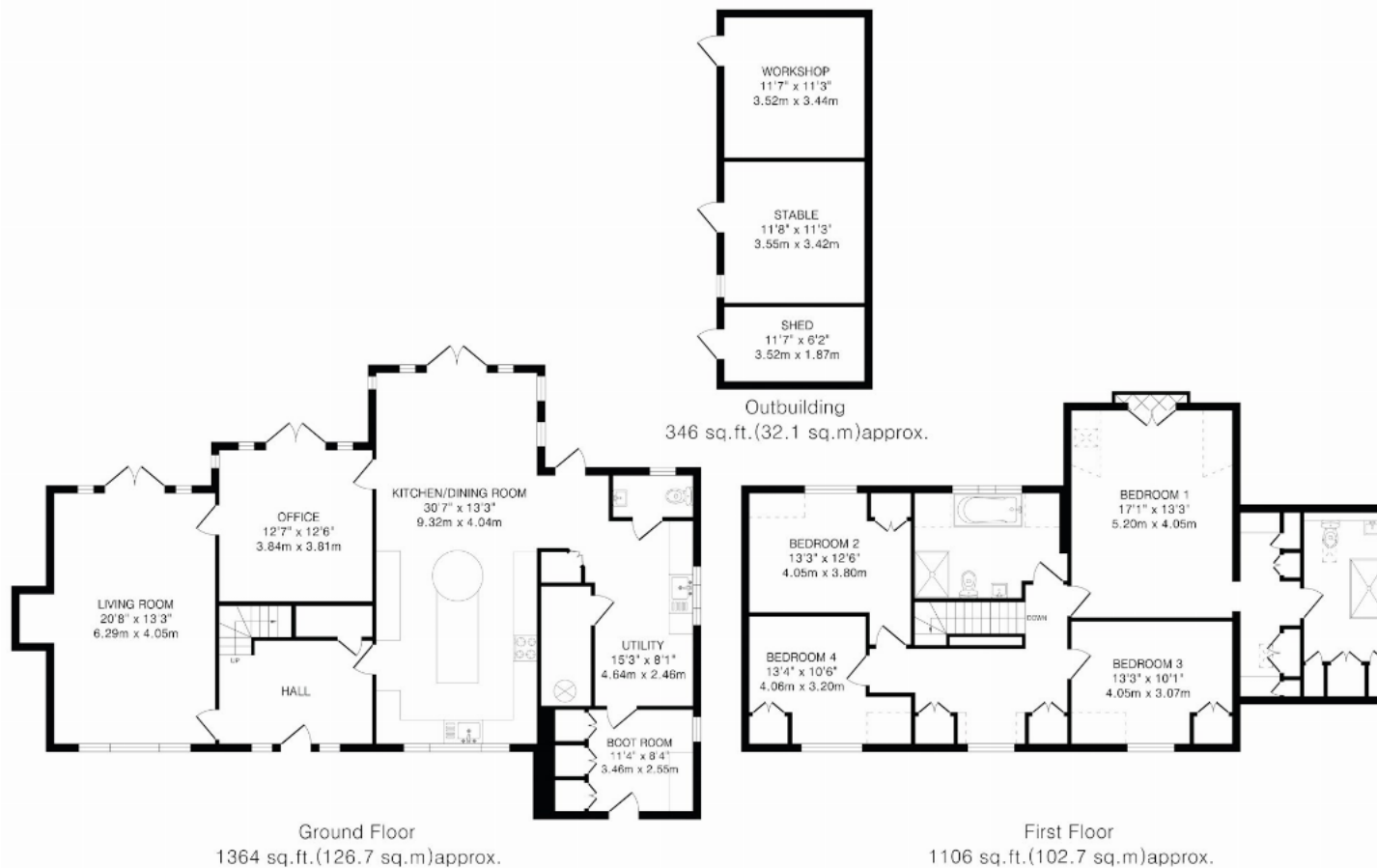
Situated off Gaddesden Row, Hertfordshire, the property offers security



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA: 2816 sq.ft.(261.5 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.

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