



Bluebell Lodge
Southings Farm
Gaddesden Row
Hertfordshire
HP2 6HX

A stunning detached barn conversion with spectacular countryside views and four generous bedrooms, set within the private grounds of Southings Farm, Gaddesden Row, with no upper chain.

Located within a magical 16th century farm complex, this beautifully presented barn conversion is accessed via coded security gates, along a driveway and off road parking for numerous vehicles from the small hamlet/village of Gaddesden Row, Hertfordshire, and is within approximately a 10 minute drive of the M1 junction 9. This family home offers a semi rural location but within easy reach to commuting links and surrounding towns of Hemel Hempstead and Harpenden which is a 15 minutes away with an efficient rail service to St. Pancras in under 30 minutes.

The elegant property offers a generous lounge with views overlooking stunning open countryside. There is a fully fitted modern kitchen with separate utility room. A home cinema room to enjoy, and a well positioned study. There are four large bedrooms, two of which have ensuite bath/shower rooms, plus an additional family bathroom. Externally there is a rear garden which is laid to lawn and enclosed with beech hedging with spectacular views over surrounding countryside.

Schooling nearby includes Gaddesden Row JMI School 1 mile, Beechwood Park 3.2 and Berkhamsted School 6 miles. Berkhamsted 6 miles, Redbourn 4 miles, Harpenden 9 miles, Luton Airport 9.7 miles.



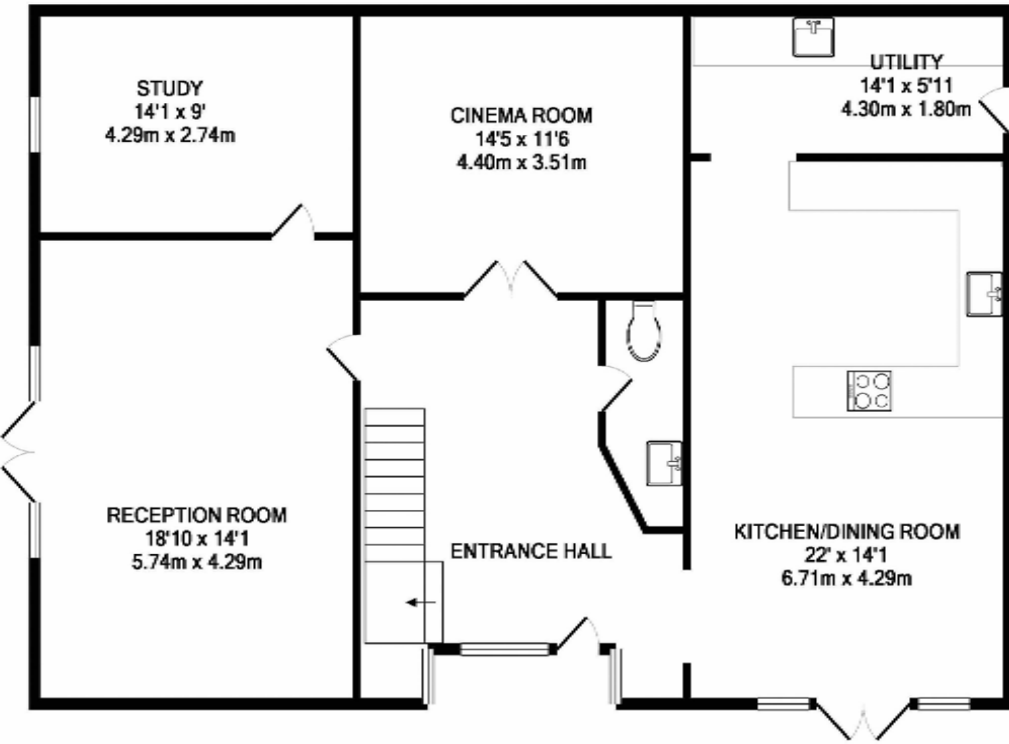
- Beautiful Detached Barn Conversion Chain Free
- Spectacular Countryside Views
- Gated Access Development
- Spacious Lounge
- Modern, Fitted Kitchen/Diner and Separate Utility
- Generous Study
- Four Large Double Bedrooms
- Two Ensuite Bath/Shower Rooms
- Additional Family Bathroom
- Garden and Parking

Additional Information

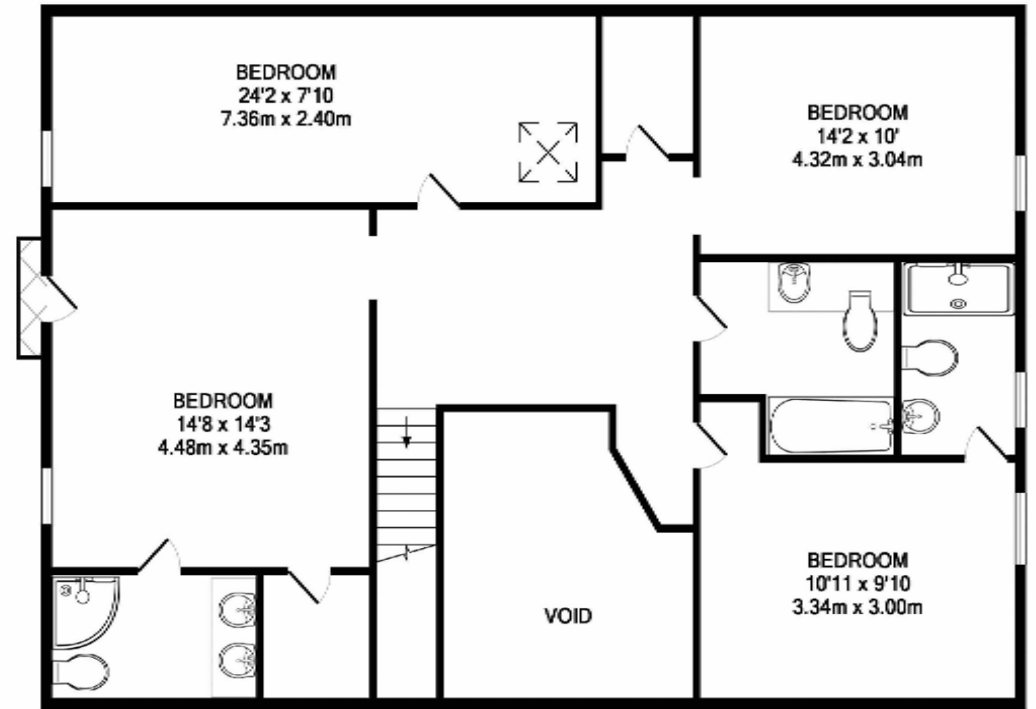
- Tenure: Virtual Freehold with 999 Years Lease Remaining
- Communal Management Charge: £250 p/a
- Oil Heating, Mains Water, Electricity
- The Property is Council Tax Band G
- The Local Authority is Dacorum Borough Council

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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2354 SQ.FT. (218.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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