



# BRADLEY SPRINGS NODE PARK, CODICOTE





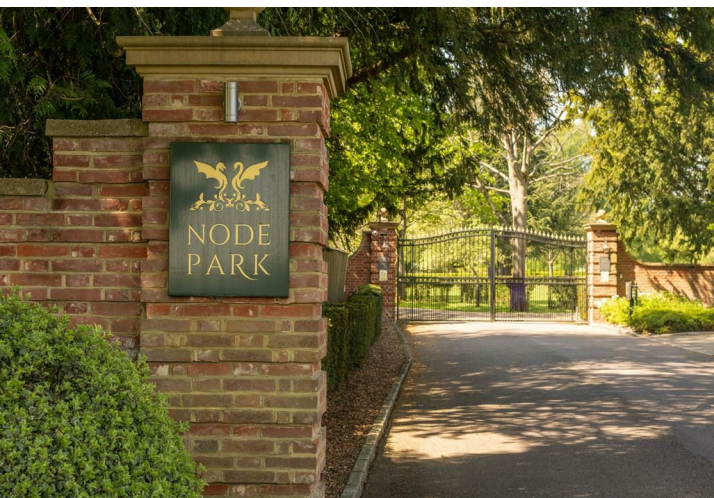
## Bradley Springs Node Park, Codicote Hertfordshire SG4 8TH

Guide Price £2,500,000

Bradley Springs is a magnificent Country House, discreetly tucked away within the mature landscaped grounds of Node Park and stands within its own secluded south westerly gardens with fabulous views over unobstructed Hertfordshire countryside.

Beautifully refurbished and remodelled throughout, this attractive and spacious home is ideal for families seeking multi generational living or substantial work/recreational space due to the large attached two bedroom ancillary annex.

This CHAIN FREE home retains many character features that harmonises well with modern quality fittings to create a stylish home which must be viewed to be appreciated.



## Freehold

### Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225).



## THE MAIN HOUSE

Bradley Springs is a magnificent Country House that has been completely transformed and sympathetically refitted throughout since our clients acquired the property in 2014. They have created their perfect family home that is flooded with an abundance of natural light and modern quality fittings, including a ground source heat pump providing underfloor central heating to the ground and first floor accommodation. They are now in a position where they have a property to downsize to and can offer Bradley Springs with the benefit of being chain free.

Extending to approximately 381sqm (4099 sqft). The ground floor begins with a traditional solid main entrance door that welcomes you into a wide central reception hall with a feature curved staircase leading you to the first floor. Oak doors provide access to all rooms including the family room and separate dual aspect sitting room with a central fireplace housing a log burner. A particular feature of the property is the impressive open plan, bespoke Tom Howley social kitchen with appliances, central island, dining area and direct garden access; an ideal space to relax and entertain. Complementing this is a large utility/boot room, walk in pantry and cloakroom.

Upstairs the principle main bedroom indulges its occupants with a generous dual aspect bedroom, fitted dressing room and stunning en-suite. Over the remaining first and second floors are three further large double bedrooms, two with en-suites plus a substantial family bathroom with a walk in shower.

## THE ANNEXE

Approximately 112sqm (1205sqft). This substantial ancillary building is attached to the main house and is presently used as an annex. A wide entrance hall with oak doors leads to the social kitchen/living space, bathroom with walk in shower, utility and a large master bedroom. Upstairs there is a walk through dressing area/study and a double sized bedroom. The property has both independent and direct access from the main house and could also be utilised as addition accommodation or substantial home work space.









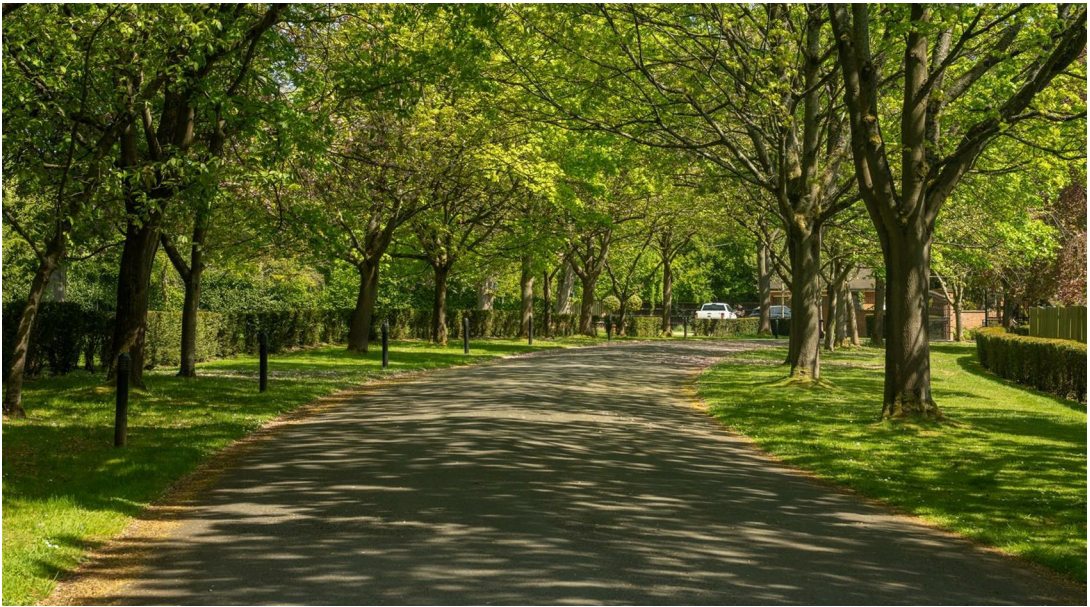














## GARDENS AND GROUNDS

From Hitchin Road, electric entrance gates lead into Node Park, an attractive, secure, gated community that is surrounded by mature parkland and woodland. The driveway meanders through the Park and Bradley Springs is discreetly located within the south west corner. To the front of the property is a large driveway and turning area providing ample parking and access to a double sized garage. The magnificent, south westerly facing private garden is around one acre and partly borders mature woodland. It enjoys fabulous sunsets and unobstructed views over Hertfordshire Countryside. The gardens are predominately laid to lawn with a large summer house, various flower and shrub borders plus a full width natural stone paved terrace abutting the rear of the property.



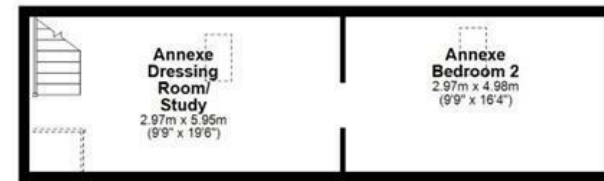


Ground Floor

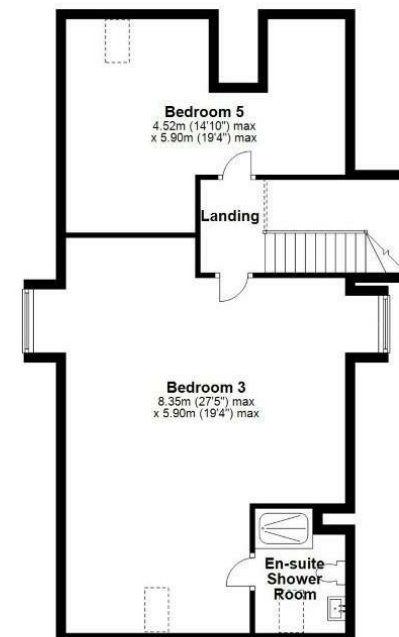




# First Floor



# Second Floor





## THE HOUSE

### GROUND FLOOR

Reception Hall  
WC & Shoe/Cloakroom  
Family Room  
Dual Aspect Sitting Room with Fireplace  
Impressive 'Tom Howley' fitted Social Kitchen with Dining Area  
Substantial Utility/Boot Room  
Walk in Pantry  
Boiler Room  
Under floor heating

### DUAL ASPECT FIRST FLOOR LANDING

Master bedroom suite with fitted dressing room and separate shower room  
Second bedroom with dressing room and en-suite  
Main Bathroom  
Double sized fourth bedroom.

### SECOND FLOOR LANDING

Vast double sized third bedroom with en-suite  
Double sized fifth bedroom

## THE ANNEXE

### GROUND FLOOR

Entrance Hall  
Utility Room  
Large bathroom with walk in shower  
Impressive open plan kitchen with dining/sitting areas  
Main Bedroom  
Under floor central heating

### FIRST FLOOR

Walk through study/dressing room  
Double sized second bedroom

## DISTANCES

Knebworth Train Station (SG3 6AT) 2.7 miles  
Junction 6 A1(M) (AL6 9FG) 4 miles  
Hitchin Train Station (SG4 9UL) 7.1 miles  
Welwyn Train Station (AL8 6UN) 6 miles  
Stevenage Station (SG1 1XT) 5.1 miles

## PROPERTY INFORMATION

FLOORPLANS - Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are

approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND - We are advised that the Council Tax Band for this property is Band H. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

TOTAL FLOOR AREA - 5310 sqft or 493sqm

EPC RATING - Current: E Potential: D

SERVICES - Mains Water and Electric. Private waste treatment plant. No gas.

TENURE - Freehold

BROADBAND - Presently via Starlink.

VIEWINGS - By appointment with Norgans (tel: 01462 455225/email: [hitchin@norgans.co.uk](mailto:hitchin@norgans.co.uk))