

Bradden Lane

Gaddesden Row, HP2 6JB



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Guide Price £1,795,000

- Over 4,900 sq.ft of accommodation
 - 5 bedrooms
- Four reception rooms
 - Large garden
- Detached car port
 - EPC Rating C
- Council Tax Band H





Bradden Lane

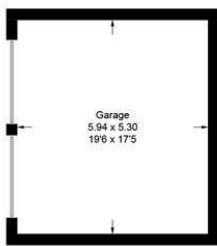
Gaddesden Row, HP2 6JB

A deceptively spacious five bedroom home offering superb and flexible accommodation. The sizeable entrance hall is a fantastic place to welcome guests to Oaklands Farm and provides direct access to three of the four reception rooms. The drawing room is of particular note with its feature brickwall and log burning stove. The kitchen/ breakfast/ family room is beautifully designed and fitted creating a wonderful space to entertain. These two exceptional rooms also enjoy views of the rear garden. The remaining three reception rooms, the study, play room and sitting room look out to the front aspect. Completing the ground floor accommodation, there is a cloakroom, utility room and boot room. On the first floor there is an impressive guest bedroom with dressing area and en-suite. There is another double bedroom with en-suite and two further double bedroom and a bathroom. Stairs rise up to the second floor where the principal suite is with wonderful views of the garden and field beyond, twin dressing areas and en-suite. Outside, bi-fold doors lead from both the drawing room and kitchen/ dining/ family room onto a large terrace extending the already superb entertaining space during the warmer months. The garden is mainly to lawn and fully enclosed by fencing and hedges. To the front aspect, Oaklands Farm is approached via a gated entrance onto a carriage driveway leading to the house and double car port.



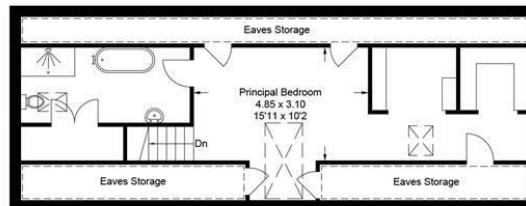
Approximate Gross Internal Area
 Ground Floor = 220 sq m / 2,368 sq ft
 First Floor = 161.3 sq m / 1,736 sq ft
 Second Floor = 76 sq m / 818 sq ft
 Total = 457.3 sq m / 4,922 sq ft

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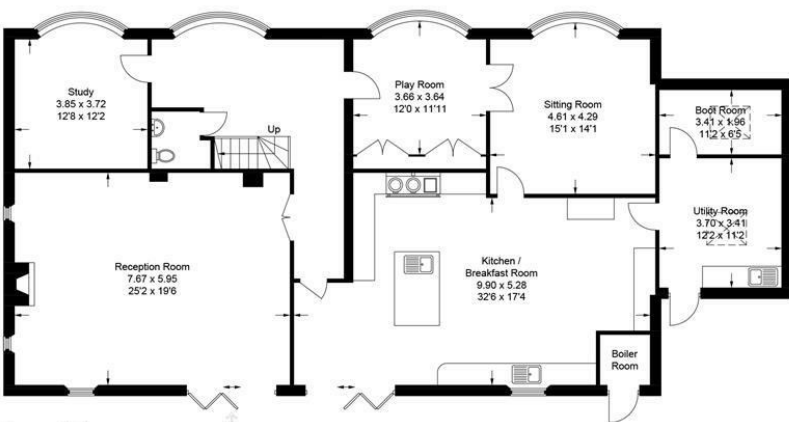


(Not Shown In Actual Location / Orientation)

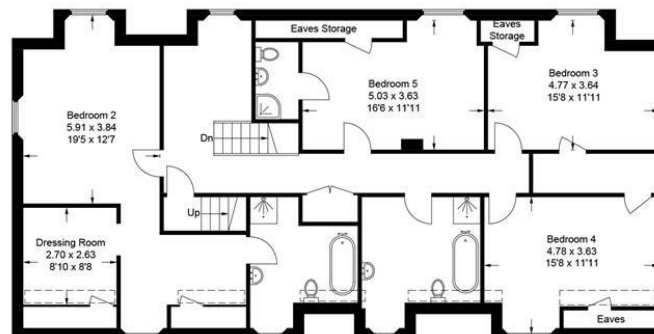
= Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor

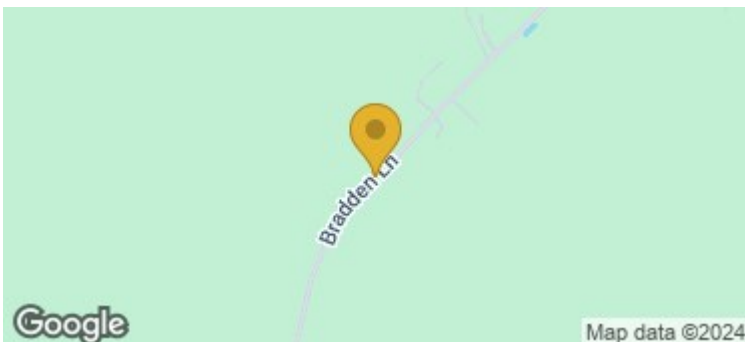


First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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