

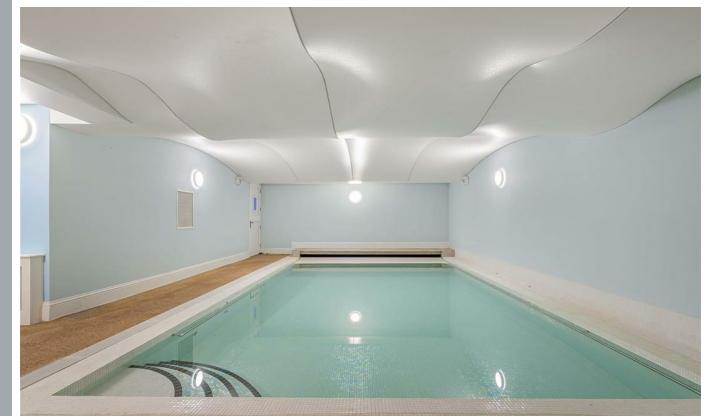


Breaffy Lodge, Elbow Lane, Hertford Heath
SG13 7QA

Price Guide £3,250,000



stevenoates.com



Breaffy Lodge Elbow Lane, Hertford Heath, Hertfordshire, SG13 7QA

This exceptional modern country home is set within an Area of Outstanding Natural Beauty, surrounded by rolling countryside and mature woodlands, yet conveniently located just a short distance from the sought-after village of Hertford Heath. Constructed approximately 15 years ago, the property was built with an uncompromising commitment to quality, using only the finest materials throughout. Offering over 8,000 square feet of well-balanced living space arranged across two floors, the home also boasts an impressive basement leisure complex, creating a truly luxurious lifestyle experience. The leisure suite features a heated indoor swimming pool, sauna, steam room, fully equipped gymnasium, and a spacious games room, ideal for both relaxation and entertaining. All levels of the home are easily accessed via a striking central staircase, as well as a convenient internal lift. The ground floor comprises four principal reception rooms, a large family kitchen designed for both everyday living and entertaining, and an impressive galleried entrance hall that sets the tone for the rest of the home. Upstairs, a generous landing leads to five double bedrooms and four bathrooms, including a substantial principal suite. In addition to the main residence, the property includes a detached, self-contained two bedroom cottage, perfect for guests, staff accommodation, or multi-generational living. A triple-bay carport and additional garden stores. This is a rare opportunity to acquire a distinguished country residence that seamlessly blends timeless elegance with modern comfort, all set within a peaceful yet highly accessible location.

Nestled at the end of a long, private driveway and surrounded by picturesque countryside and protected woodlands, this property offers a rare combination of seclusion and convenience. The tranquil setting provides a true sense of escape, yet the charming village of Hertford Heath, the historic county town of Hertford, and the vibrant town of Hoddesdon are all just a short drive away.

Hertford, in particular, boasts a thriving community atmosphere with a wealth of independent boutiques, artisan cafes, and highly regarded restaurants. The town also benefits from excellent transport links, with a choice of two mainline railway stations providing direct services into London and The City, ideal for commuters.

The area is renowned for its outstanding educational facilities, catering to all age groups. These include a selection of well-regarded state schools and prestigious independent institutions, such as the esteemed Haileybury College, located just minutes away. This idyllic location offers the perfect balance of rural charm and urban accessibility.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





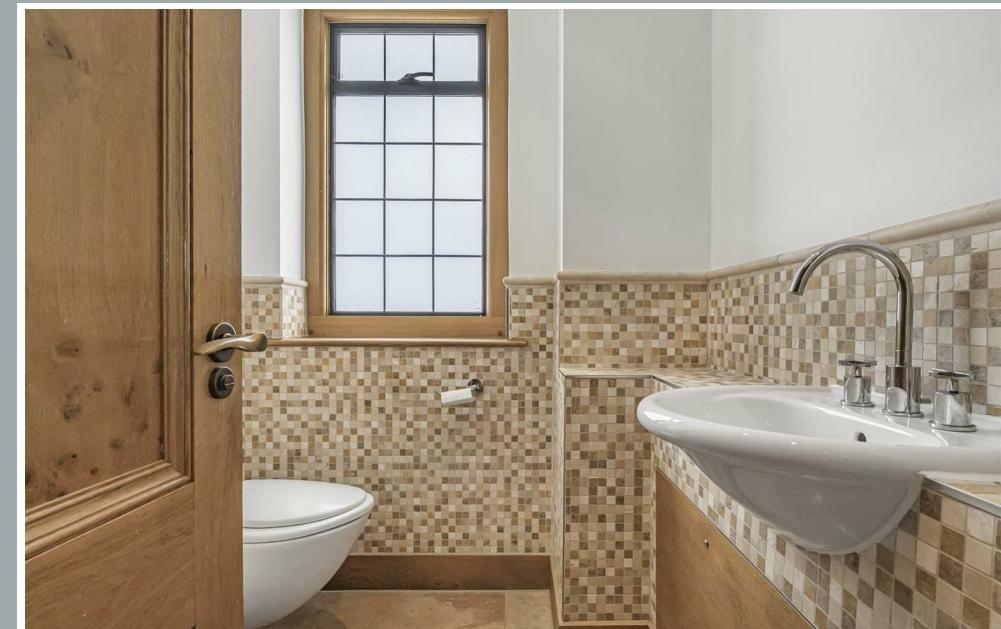
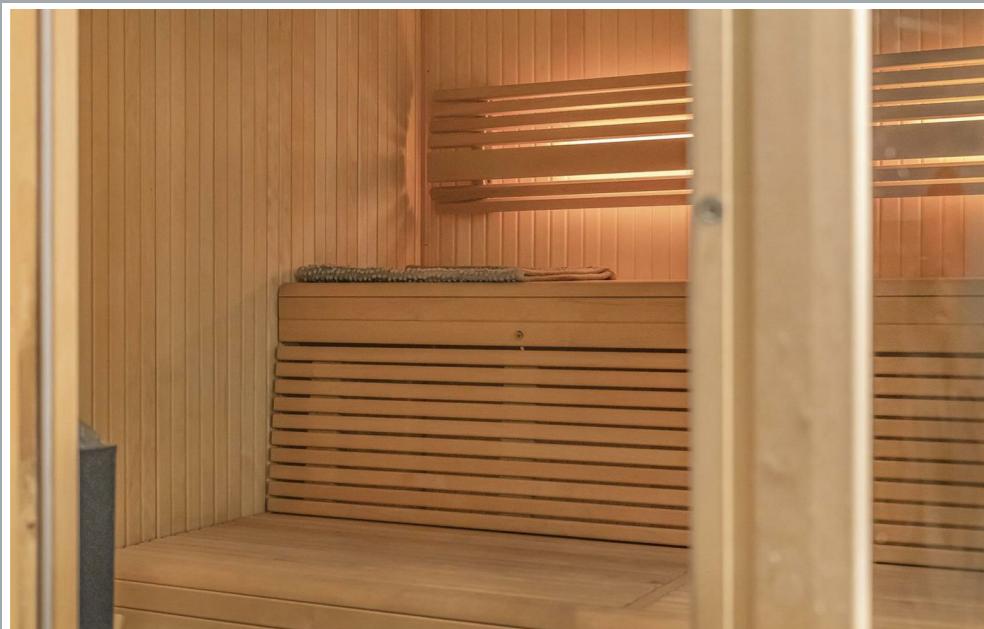
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



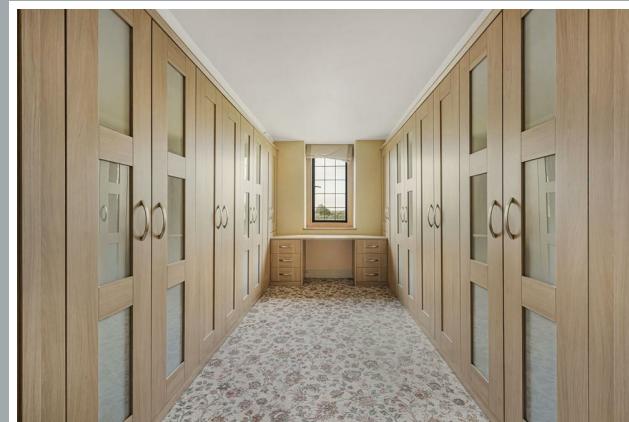
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 8840 sq ft - 821 sq m

Ground Floor Area 2767 sq ft - 257 sq m

First Floor Area 2348 sq ft - 218 sq m

Second Floor Area 2153 sq ft - 200 sq m

Third Floor Area 543 sq ft - 50 sq m

Annexe Ground Floor Area 751 sq ft - 70 sq m

Annexe First Floor Area 278 sq ft - 26 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Steven Oates

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com