



4 Bedrooms



3 Bath/Shower Room + WC



Large Open Plan Living Space



Off-Street Parking



Private Garden



EPC Band C

Council Tax

Band G: £3,785.03 (2025/26)

Local Authority

Dacorum Council

 **ashtons**
for life's great moves

**Bradden Lane, Gaddesden Row,
Hemel Hempstead, HP2 6JB
Guide Price £875,000 Freehold**

Bradden Lane, Gaddesden Row

Stunning four bedroom barn-style home offering high-spec modern living in a rural setting with excellent connectivity to Berkhamsted, Harpenden and London. Country lifestyle without compromise.

Description

This beautifully designed barn is one of just four homes that have been individually designed with high-spec features to be truly unique. Set in a private gated development with landscaped gardens in a peaceful and tranquil setting.

Built in 2018, this property combines the character and charm of barn architecture with the precision and quality of contemporary construction. The result is a light-filled, spacious interior with superior insulation, underfloor heating, and a thoughtfully designed layout for modern living.

Enter through the oak-doored entrance hall into the spectacular open-plan kitchen, dining, and sitting room – the heart of the home. Bi-fold doors open wide into the garden, creating seamless indoor-outdoor flow and added wow-factor for entertaining family and friends.

For food lovers and entertainers, the kitchen is exceptional. Designed for the serious home chef, with hand-made white shaker units housing two NEFF ovens, a NEFF five-zone induction hob, three fridges (including wine cooler), dishwasher, and a Quooker boiling water tap with Water2 filtration system. The generous central island with quartz worktops and breakfast bar becomes the natural gathering point, while abundant storage keeps everything you need close at hand. A Di Lusso log burner adds warmth and character for cosy autumn and winter evenings.

Also on the ground floor: a double bedroom with en-suite shower room (ideal as guest accommodation, home office, gym, or annexe), utility room with Siemens washing machine and tumble dryer, and cloakroom. Underfloor heating throughout ensures comfort year-round.

Upstairs, the impressive galleried landing with vaulted ceiling creates that signature barn aesthetic through purposeful design. The landing divides into two wings: one side houses a double bedroom and a luxurious family bathroom with contemporary bath, walk-in shower and twin basins; the other leads to an additional bedroom and the principal suite with walk-in wardrobe and stylish en-suite shower room.

The south-facing garden deserves particular mention. Rather than sprawling grounds requiring constant attention, you have a perfectly proportioned 9x9m space – astroturfed for year-round usability and framed by mature privacy hedging. It's large enough for al fresco dining, entertaining, or children's play, yet manageable enough that weekends are spent enjoying the countryside rather than tending lawns. Sun-drenched from morning coffee through to evening drinks, perfect for long summer evenings outdoors.

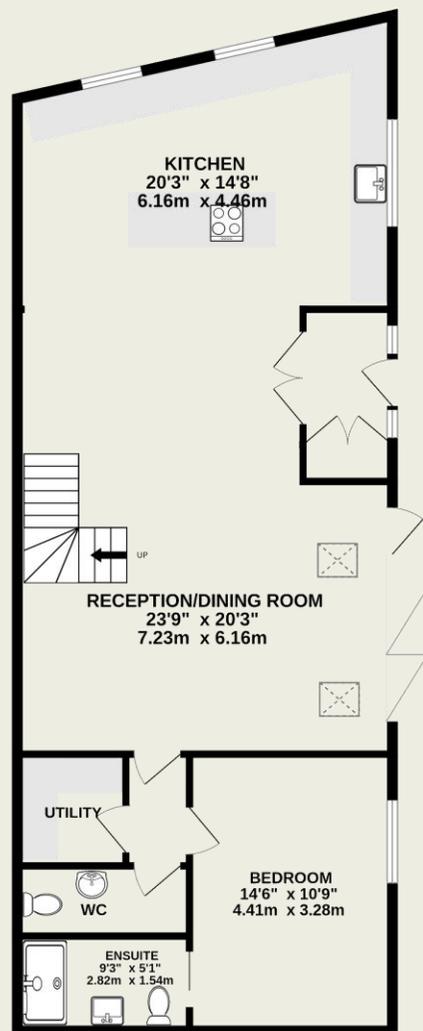




Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1807 sq.ft. (167.9 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.