



Elmtree Warren, Gaddesden Row, HP2 6HJ | Freehold

 4 Bedrooms  2 Bath/Shower Rooms  3 Reception Rooms  Garage and Off Street Parking  1.25 Acres

 EPC Band A  Council Band: G – £3,845.21 2025/26  Dacorum

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Elmtree Warren, Gaddesden Row

An attractive detached cottage style family home in an beautiful location, constructed to a high standard in 2023 in 1.25 acres of gardens and paddock.

- 🔑 Beautiful Oak framed detached home with equestrian facilities
- 🔑 Built to highest up to date specifications
- 🔑 Energy efficient with Grade A EPC rating
- 🔑 Four bedrooms with principal ensuite
- 🔑 Three delightful reception rooms
- 🔑 Lovely kitchen/family room
- 🔑 Large utility and boot room.

Description

A modern family home combining traditional character with the latest technology and materials to create this beautiful property with oak frame detailing and exceptional energy performance, set in a quiet rural landscape. Supplied by Border Oak providers of bespoke oak framed buildings featured on Grand Designs, this home specifically designed for the current owners incorporates triple glazing, air source heat pump, ventilation and heat recovery system and a high degree of insulation making this home very economical and fully prepared for modern living.

The accommodation is generous over two storeys with Oak framed entrance porch leading to a spacious entrance hall with natural wood doors leading to the stunning double aspect through kitchen/family room with fully fitted hand built units, Everhot range and central breakfast island, open plan to the delightful family/dining area with triple aspect outlook over the rear gardens and paddocks with French doors to the Natural limestone patio. There is a large utility room similarly thoughtfully fitted as well as adjoining boot room with vaulted ceiling. The living room, is double aspect and has a modern Inglenook fireplace with multi-fuel burner and doorway to a large study overlooking the rear garden. On the first floor the landing leads to the principal bedroom with feature vaulted ceiling and doors to Juliette balcony suite which incorporates a fitted dressing room and ensuite shower room. There are three further bedrooms and a luxury family bathroom.

The grounds surround the house and are a mix of formal lawned areas delightful sunny paved patio and more natural paddock retained by mainly wrought iron estate style fencing, The sweeping driveway is laid to gravel with tarmacadam parking for multiple vehicles. There is a separate garage and stables building and enclosed yard with ample storage for tack and garden machinery if required. The property is accessed via a private driveway over 260 meters from Gaddesden Row and is quietly secluded being surrounded by woodland and pasture.



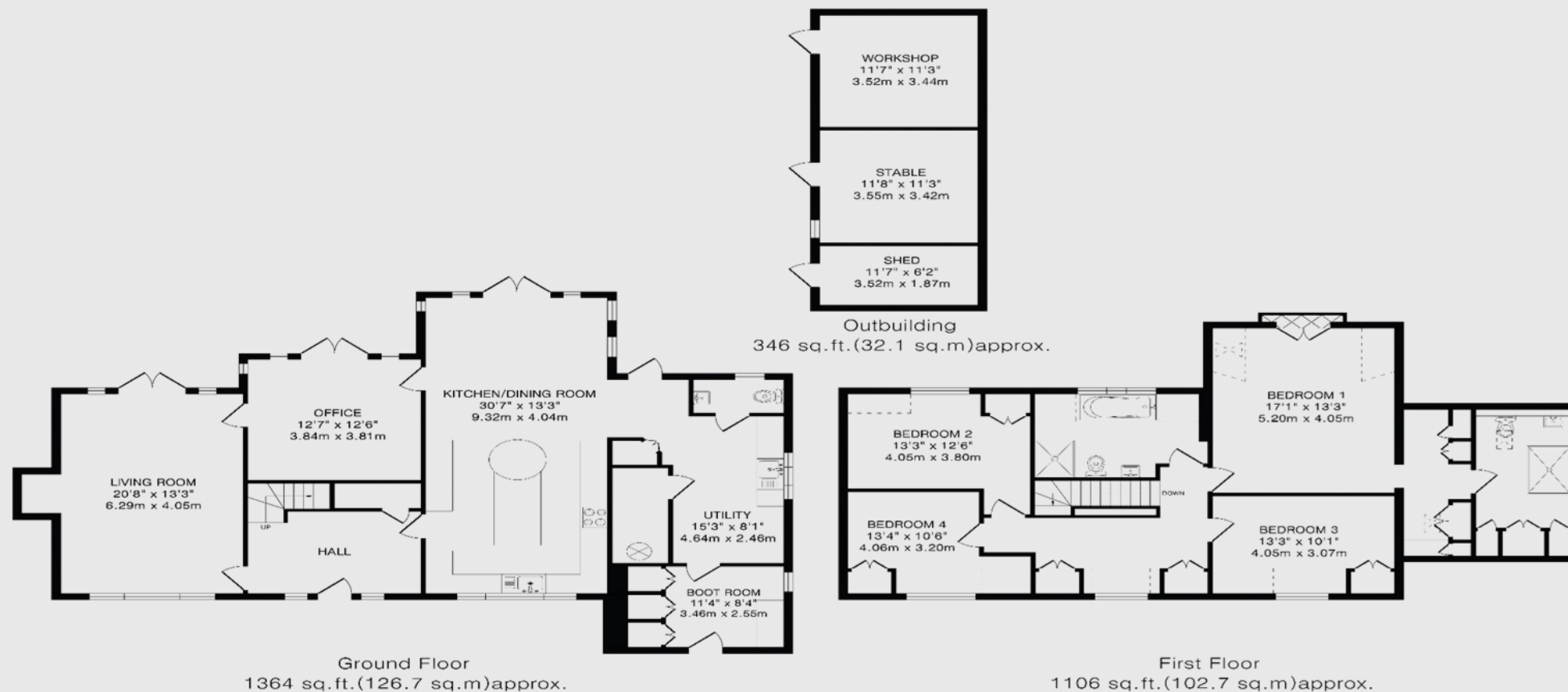
Location

Situated off Gaddesden Row, Hertfordshire, the property offers security and tranquillity but within easy reach of Redbourn village (3.7 miles) and the larger towns of Berkhamsted (5.9 miles), Harpenden (7 miles) with fast trains to St. Pancras International (26 minutes) and good access to London and the City of London, St. Albans (8.4 miles), and Hemel Hempstead (6m) with fast trains to Euston (27 minutes), and London Luton Airport (9 miles). The nearest motorways are M1 J9, which is 4 miles away, M25, which is 9 miles away, and A1(M), which is 13 miles away. The prestigious Beechwood Park School is only 2.4 miles away and there are excellent local schools at Harpenden, Berkhamstead and St. Albans.









TOTAL FLOOR AREA: 2816 sq.ft.(261.5 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

IMPORTANT INFORMATION:

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