

Southings Manor Farm, Hemel Hempstead, HP2 | Virtual Freehold – lease 999 years

5 Bedrooms | 4 Bath/Shower Rooms | 2 Reception Rooms | Off Street | Private Garden with Views

EPC Band C | Council Band: G – 4762.8 2026/27 | Dacorum Borough Council

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The Collection
TOWN | COUNTRY | EQUESTRIAN

Orchard House, Southings Manor Farm

Superb renovated five bedroom barn conversion, finished to a high standard and overlooking open fields and equestrian facilities.

- Renovated to a high standard
- Superb vaulted kitchen/dining area
- Substantial first floor living room with air conditioning
- Five double bedrooms
- Three ensuites and a family bathroom
- Private garden with views
- Off-street parking



Description

Located in the picturesque Hertfordshire countryside, in the pretty village of Gaddesden Row, Orchard House is an impressive and beautifully refurbished barn conversion, offering just under 3,000 sq. ft. of versatile and thoughtfully designed accommodation with suberb views over the fields and equestrian facilities surrounding the farm.

One of six properties at Southings Manor Farm the property is approached via electronically operated gates and an attractive, tree-lined driveway, creating an immediate sense of privacy and exclusivity. Internally, the original barn has been renovated to a high standard and offers a spacious and inviting home ideally suited to both family living and entertaining.

At the heart of the home is an exceptional open-plan kitchen fully fitted with integrated appliances and a vaulted dining space with floor to ceiling windows, providing superb views, an ideal setting for everyday life and social gatherings. The accommodation is particularly versatile, offering the flexibility of up to five bedrooms, with several rooms lending themselves equally well to use as a home office, study, playroom or additional reception room.

The principal bedroom is a particularly attractive feature, enjoying a dedicated dressing room and en-suite bathroom, together with delightful views across the surrounding countryside. Two further bedrooms on the ground floor level also benefit from en-suite facilities and a further two bedrooms (one of which is currently used as a study) on the first floor are complemented by a separate luxurious family bathroom.

A notable highlight of Orchard House is the substantial first-floor reception room. Generously proportioned and flooded with natural light, this impressive space offers considerable flexibility as an additional sitting room, entertaining area or family room. Air conditioning adds to the comfort, while doors open directly onto a balcony enjoying far-reaching views across the neighbouring fields. Steps descend from the balcony into the garden, creating a lovely connection between the indoor and outdoor living spaces.



Outside

Externally, the garden and balcony have been thoughtfully positioned to make the most of the property's idyllic rural surroundings. Enjoying attractive open views across the Hertfordshire countryside, they provide a wonderfully peaceful setting for outdoor dining, entertaining or simply relaxing and taking in the scenery. The equestrian facilities at the farm include paddocks, stables and a menage which could be rented under separate negotiation.

Location

Combining character, generous proportions and exceptional versatility with a beautiful countryside setting, Orchard House represents a rare opportunity to acquire a distinctive and substantial home in a desirable village location.This property is located in Gaddesden Row a pretty hamlet surrounded by beautiful countryside. Shopping for day to day needs is close by in the villages of Markyate (3 miles) and Redbourn (5 Miles). The larger towns of Berkhamsted, St Albans and Hemel Hempstead provide rail links into London and wider amenities. Gaddesden Row JMI school serves children aged 4 to 11 and has a 'Good' Ofsted rating. The award winning Beechwood Park School is an independent prep school for children aged 3 to 13 and is just a short drive away.









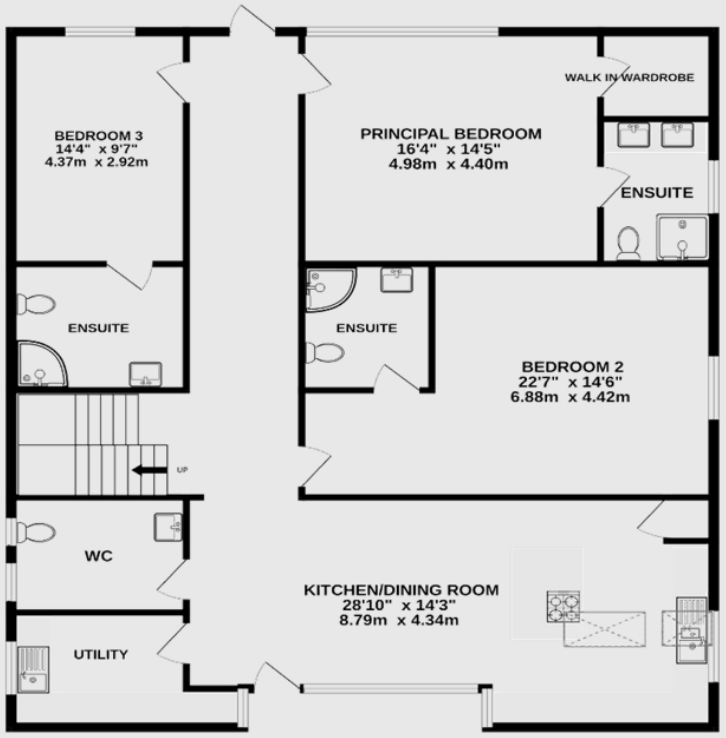




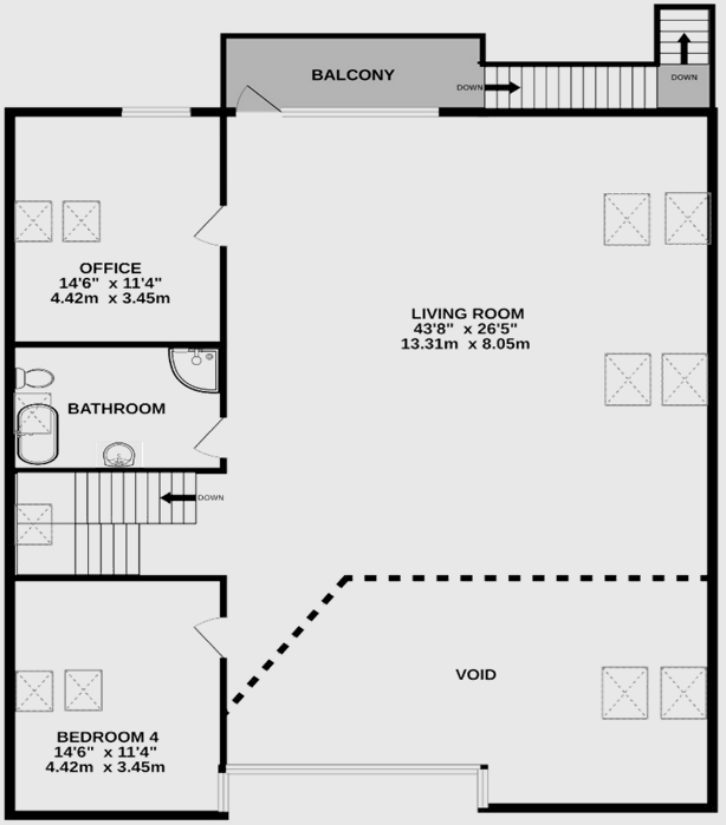




GROUND FLOOR
1626 sq.ft. (151.1 sq.m.) approx.



1ST FLOOR
1630 sq.ft. (151.4 sq.m.) approx.



TOTAL FLOOR AREA : 3256 sq.ft. (302.5 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.

IMPORTANT INFORMATION:

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