

THE MODERN HOUSE



Wheathampstead, Hertfordshire
Sold

The Broadway

This beautifully modernised five-bedroom house is located on a private road known as The Broadway, near the sought-after Hertfordshire villages of Wheathampstead and Harpenden. Internal living space spans over 3,500 sq ft, with expansive rear gardens, a summer house and private off-street parking. The area is renowned for its proximity to the open countryside, excellent schooling and direct links to London, with Harpenden station around 10 minutes drive away, providing regular services to St Pancras in less than 30 minutes.

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South-East England
Sold

The Broadway

The Tour

Characterised by a pitched roof and timber-clad façade, the renovation of the house combines original architectural details with a contemporary interior and sensitive interventions which optimise the quality of natural light across its two storeys. The primary entrance is set under a covered porchway, leading to a double-height entrance hall and axial point for the interconnected rooms at ground level. Positioned at the back of the house is an impressive open-plan kitchen and dining room, arranged in a free-flowing layout, with floor-to-ceiling glass doors leading to the garden. Materials have been carefully considered, with grey-hued marble surfaces, brass lighting and sanitaryware and all the requisite appliances tucked neatly behind bespoke cabinetry.

Sunshine floods through deep skylights during the day; in the warmer months, the entire space can be opened out onto the terrace and gardens. Solid oak floorboards run underfoot and at the opposite side of this room, a log-burning stove sits in the nook of a lime-washed brick fireplace. The adjacent living room is full of warm touches, with thick timber beams, a deep-set fireplace and parquet flooring. A large workshop, studio or home office (previously the double garage) is also positioned at ground-level, fitted with timber-framed glass doors leading out to the garden. There is also a large utility room.

Five double bedrooms and three bathrooms span the first floor, each with a calm, quiet aesthetic and great attention to detail. Pitched ceilings and exposed timber beams in the master bedroom give volume and height. All bedrooms have excellent levels of natural light and most look onto the garden.

Outdoor Space

Externally, a large rear terrace adjoins a long expanse of lawn, with borders of herbaceous plants, shrubs, mature specimen trees and tall hedging for privacy. A wilder, dense section of woodland can be found at the foot of the garden, and a timber-clad summer house (with an electricity source) sits centrally.

The Area

The Broadway harbours a strong and friendly community among its local residents. There is easy access to the extensive footpaths and bridleways which wind through the beautiful surrounding countryside, and the golf course is also within easy walking or running distance. The attractive villages of Harpenden and Wheathampstead are both under five miles away.

The highly sought-after city of St Albans, characterised by its historic architecture and many listed buildings, cathedral, Roman Verulamium park and a wide selection of restaurants and shops, is less than a 20-minute drive from The Broadway.

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The house sits within the catchment area for numerous well-regarded schools, including Aldwickbury, Beechwood, St. Albans High School for Girls, St. Albans Boys School, Haileybury and Haberdashers Askes.

Proximity to London enables easy commuting from nearby Harpenden station, a 12-minute drive away, with Thameslink services to St Pancras in less than 30 minutes. There are direct services from St Albans' mainline station to St Pancras in around 18 minutes. The motorway network is also within easy reach and Luton Airport is a little under eight miles away.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.