



AITCHISONS
Country House Department

Little Heath House | Sheethanger Lane | Felden

Little Heath House

Sheethanger Lane, Felden, Hertfordshire HP3 0BG



An exceptionally spacious detached modern residence providing luxuriously appointed, versatile accommodation, located in an exclusive private road, in this sought after hamlet.

ACCOMMODATION

GROUND FLOOR

Reception Hall with Main Staircase | Cloakroom | Drawing Room
Dining Room | Television Room | Study | Kitchen/Breakfast Room
Utility Room | Lobby with Secondary Staircase | Gym | Boiler Room

FIRST FLOOR

Master Bedroom Suite with Dressing Room and Bathroom | Guest Bedroom Suite with Shower Room | Three Additional Bedrooms | Bathroom
Shower Room

SECOND FLOOR

Large Leisure Suite with Shower Room

EXTERIOR

Front Garden with Security Gates, Extensive Car Parking and Two Bay Carport
South Facing Landscaped Rear Garden

Hemel Hempstead Town Centre 1¼ miles, Berkhamsted 4 miles, Mainline Station (Euston 30 minutes) ¾ mile, M1 (Junction 8) 4 miles, M25 (Junction 20) 4½ miles

DESCRIPTION

This magnificent residence extends to about 4,700 sq ft and has traditional elevations in mellow brickwork with timbering at first floor level, leaded light windows and an attractive oak framed lychgate-style entrance porch. The house incorporates solid concrete floors to ground and first floor, and provides two staircases, with a stunning second floor leisure suite with vaulted ceiling, plus a versatile gym/office/games room on the ground floor.

The elegant reception hall has an oak staircase rising to the galleried first floor landing

and glazed oak double doors open into the principal reception rooms, which are spaciouly proportioned, the drawing room featuring a limestone fireplace and doors opening out onto the professionally landscaped rear garden. The kitchen/living area features an extensive range of handmade wall and base units in oak, with working surfaces in Nero Impala granite. There is a comprehensive range of appliances and the utility room has plumbing for a washing machine and tumble dryer, as well as controls for the central heating and whole house heat recovery system.





On the first floor the light and airy landing leads to four of the five bedrooms, all of which have built-in wardrobes, with the master suite having a separate dressing area, which leads to the luxurious en suite bathroom. The second bedroom also has an en suite shower room, whilst bedrooms three and four are served by the family bathroom. The large fifth bedroom has an adjoining shower room and is located off the inner landing, which is accessed from the main landing and also approached via the secondary staircase, which leads on up to the superb second floor leisure/bedroom suite with built-in bar and en suite shower room.

EXTERIOR

The property is approached through electrically operated wrought iron gates and over a large brick paviour driveway, which provides extensive car parking space and access to the detached timber framed two bay carport.

The rear garden has a sunny, southerly aspect and has been expertly landscaped to provide various 'garden rooms', including a superb sandstone patio, which incorporates a large oak framed gazebo, as well as an al fresco seating area. The extensive lawn is secluded by mature hedging and a variety of specimen trees around the boundaries.

SITUATION

Little Heath House enjoys a quiet location, in an exclusive private road, within the hamlet of Felden. It has a semi-rural ambience and is surrounded by the rolling greenbelt countryside of the Chiltern Hills and nearby Sheethanger Common, which is in the ownership of The Box Moor Trust, and provides many delightful woodland walks.

The neighbouring towns of Hemel Hempstead and Berkhamsted are readily accessible, providing comprehensive amenities and a wide range of educational facilities, including the renowned Berkhamsted Public School for both boys and girls, at Berkhamsted.

The mainline railway station at Boxmoor is within about three quarters of a mile walking distance (Euston approximately 30 minutes) whilst St Albans provides the Thameslink service to Kings Cross, St Pancras and at Chesham there is the Metropolitan tube line to Baker Street, in addition to the mainline service to Marylebone. The A41 bypass provides a fast link to the M25 (Junction 20) at Kings Langley and the M1 (Junction 8) is available at Hemel Hempstead.

SERVICES

All mains services provided.

DIRECTIONS

From Aitchisons office in Berkhamsted proceed east along the A4251 towards Hemel Hempstead, crossing the A41 bypass and turning right at the second set of traffic lights into Felden Lane. After about half a mile, at the top of the hill, turn left into Sheethanger Lane and Little Heath House is the second property on the right.

LOCAL AUTHORITY

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, HP1 1HH
Tel: 01442 228000
Council Tax Band: H

VIEWING

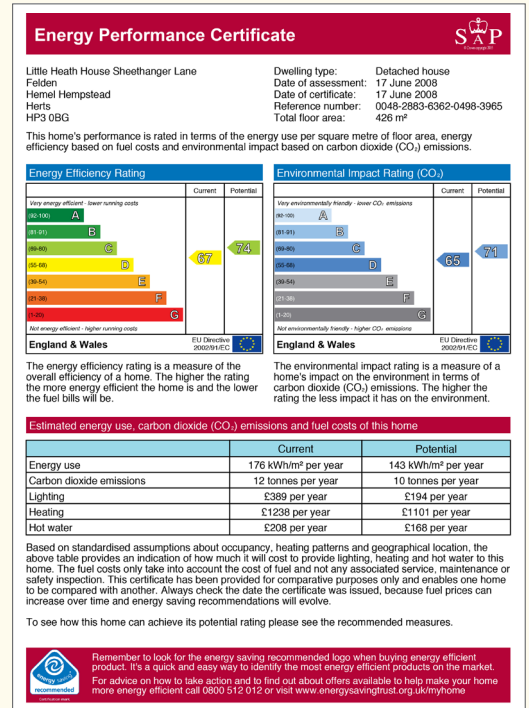
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The position & size of doors, windows, appliances and other features are approximate only.



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