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Town & Country

Little Felden House | Felden Lane | Felden | Hertfordshire HP3 0BB

Little Felden House

Felden Lane, Felden, Hertfordshire HP3 0BB



A very impressive, late 1920's, substantial detached family home, with six double bedrooms, five reception rooms, conservatory and a double garage set within a plot of around half an acre and is within a very sought after location within walking distance of the mainline station in Boxmoor.

ACCOMMODATION

Imposing Entrance with Galleried Landing Above | Six Double Bedrooms Master Bedroom with En Suite Dressing Room and Bathroom | Further En Suite | Family Bathroom and Additional Shower Room | Five Reception Rooms | Large Well Equipped Kitchen and Conservatory | Downstairs Cloakroom and Further Utility/ Cloakroom | Generous Storage and Wardrobes | Double Width Detached Garage | Heated Swimming Pool with Pool Room | Stunning Far Reaching Views from house and gardens | Superb Location Close to Open Countryside | Conveniently Placed for the Mainline Railway Station at Boxmoor

DESCRIPTION

This superb family home sits well back from Felden Lane, occupying a wide plot of around half an acre. The rear of the house is west facing with views over the gardens and stunning far reaching views of the valley and surrounding countryside. The property's main entrance is via a solid oak door from the front, leading into the entrance porch, which has a quarry tiled floor and a further door which leads to an imposing entrance hall, which has a galleried landing above and provides access to all other parts of the property. The entrance hall has oak strip flooring which extends through into the cloakroom/utility room and sitting room. There are stairs with a return, which lead to the part galleried landing above.

The principal reception room is the sitting room. This room has a feature fireplace as its main focal point, custom made fitted cabinets and display unit, and spectacular

views through the rear floor to ceiling large glazed bay incorporating French doors leading to a terrace. There is another set of French doors leading to the side walled garden. The dining room is accessed from the entrance hall. This room has custom made built-in fitted cupboard, and French doors to the side walled garden and French doors leading to the study. The impressive study has a feature bay window to the front and French doors to the side walled garden which gives, if needed, access from the gated side entrance. The study has built in bespoke Neville Johnson cupboards, filing cabinets and shelving.

The spacious well equipped kitchen is rear aspect with French doors leading to a terrace and has the same far reaching views as the sitting room. The kitchen has limed oak base and wall units in a country style which suits the period of the property with Corian worksurfaces incorporating a seamless Corian double sink. There is a



central island with drawers and shelving with a breakfast bar and a granite worksurface. The kitchen has integrated appliances which include an electric double oven, induction hob, two fridge/freezers, an additional fridge, a dishwasher, microwave and a most attractive electric double oven Aga with twin hob with built in glazed dressers each side. The breakfast room is accessed from the kitchen via an open archway. The breakfast room has a window to the front and French doors to the side patio.

Also accessed from the entrance hall is the cloakroom/utility room with period style wc and large cloaks cupboard, painted floor and wall units with butler sink, cupboard for washing machine/dryer and a marble worksurface.

The lobby has an external front facing door conveniently accessed from the driveway via the gated patio. The lobby provides access to the kitchen, further cloak/boot room and family room. The flooring throughout the lobby, kitchen, breakfast room, cloak/boot room, family room and conservatory is cream Italian Travertine stone tiles.

The family room has a built-in storage cupboard and leads via fully glazed bi fold doors into a very impressive conservatory, which has two sets of French doors leading to the rear terrace, and like all the rooms to the rear of the property, has superb far reaching views.

The galleried landing has built in storage cupboards and provides access to all other parts of the property, including the master bedroom, which is at the rear of the property

and has two sets of French doors with small balconies, a bespoke hand painted unit with drawers and glazed cupboard with double doors leading to an en suite dressing room and an en suite bathroom. The en suite bathroom has a front facing window with the walls and floor fully tiled in cream Italian marble and includes a claw foot roll top bath, hand basin, WC, bidet and shower cubicle. The dressing room has a large bay window overlooking the rear and is fully fitted with built in wardrobes. There are four additional double bedrooms on the first floor. The second bedroom has a walk-in wardrobe, bedrooms three and four are directly adjacent to the modern family bathroom, which includes a jacuzzi bath, shower cubicle, WC and handbasin, and the additional separate shower room with shower, WC and handbasin. The walls and floors in these rooms are fully tiled in cream Italian marble. Bedroom five has an en suite shower room with shower, WC and hand basin. The first floor landing provides access by staircase to the two loft rooms which is the 6th bedroom with a dressing room or can have alternative uses such as home gym, teenage den, playroom etc.

The property is further enhanced by very sympathetically replaced sealed unit double glazed windows in timber frames, attractive white painted panel doors and gas fired central heating to thermostatically controlled radiators. There is electric underfloor heating in the family room, conservatory, family bathroom and shower room.



EXTERIOR

The property is approached via double iron gates and over a brick paviour driveway with a large area of lawn and generous off-street parking, a storage shed as well as access to the double width detached garage, which has an electrically operated up and over door. There are gated accesses to each side of the property. One side leads to an attractive narrow walled garden and access to the rear terrace. The other side leads to a patio on which there is a summerhouse and with access to the lobby, side door to garage and gated access to the rear garden. There is a west facing rear terrace with iron railings and gates the full width of the property which enjoys the far reaching views and benefits from the sun from late morning until sunset. There is access from this terrace to the large lawned area, flower bed and further patio to one side. There is a separate pool area which is safely gated and fenced. The pool area has a 16'x32' heated swimming pool with diving pit, a pool house, summerhouse with storage behind, greenhouse and is a very attractive gazebo. All these buildings have electric lights and power sockets and the gazebo has a fitted overheat electric heater. There is a patio for sunbeds, bbq and table and chairs. There are attractive terraced beds with dry stone walls and palm trees.

SITUATION

Felden is a delightful hamlet surrounded by rolling greenbelt countryside on the edge of the Chiltern Hills. Nearby Sheethanger Common, which is in the ownership of The Box Moor Trust, provides many woodland walks, whilst the neighbouring towns of Hemel Hempstead and Berkhamsted, both

provide comprehensive amenities and a wide range of educational facilities, including the renowned public school for both boys and girls, at Berkhamsted.

The mainline railway station at Boxmoor is within walking distance (Euston approximately 30 minutes) and the A41 bypass provides a fast link with the M25 (Junction 20) at Kings Langley and the M1 (Junction 8) is available at Hemel Hempstead.

DIRECTIONS

From the London Road in Boxmoor, continue up Felden Lane, past Roughdown Villas Road on the left hand side. The path on the left will then disappear and when it returns on the same side of the road, the property will be found on the right hand side, just before Roefields Close, which is on the opposite side of the road.

SERVICES

All mains services provided.

LOCAL AUTHORITY

Dacorum Borough Council
Tel: 01442 228000 Council Tax Band: H

VIEWING

Strictly by appointment with Aitchisons

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Fax: 01442 384601

**154/158 HIGH STREET
BERKHAMSTED, HERTS. HP4 3AT**

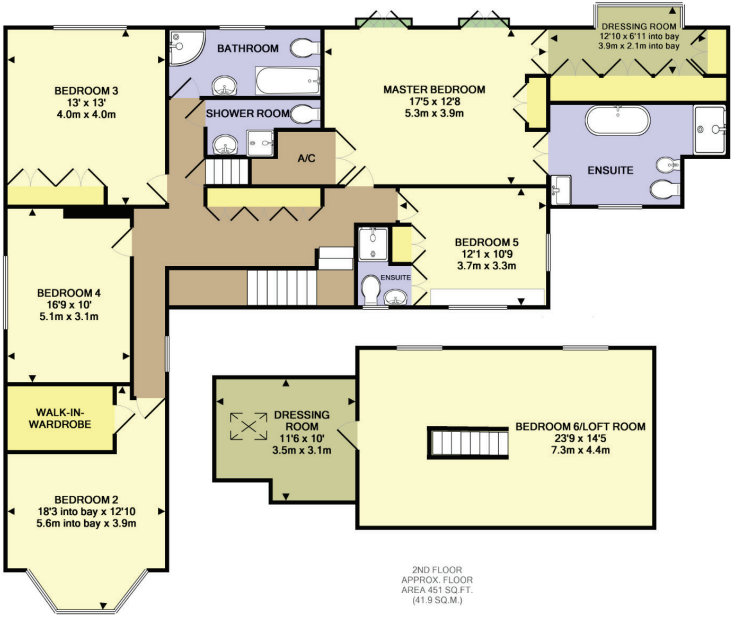
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GROUND FLOOR
APPROX. FLOOR
AREA 2,151 SQ.FT.
(200.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1,474 SQ.FT.
(137.0 SQ.M.)

FELDDEN LANE, FELDDEN HP3 0BB
TOTAL APPROX. FLOOR AREA 4,079 SQ.FT. (378.9 SQ.M.)
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Energy Performance Certificate

Little Feldden House, Feldden Lane, Feldden, HEMEL HEMPSTEAD, HP3 0BB

Dwelling type: Detached house
Date of assessment: 08 March 2018
Date of certificate: 14 March 2018
Use this document to:

- Compare energy costs of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing energy saving measures

Estimated energy costs of dwelling for 3 years

£3,524

Over 3 years you could save

£3,291

	Current costs	Potential costs	Potential saving
Lighting	£1,070 over 3 years	£1,000 over 3 years	£70 over 3 years
Heating	£2,380 over 3 years	£1,850 over 3 years	You could save £530 over 3 years
Hot Water	£1,450 over 3 years	£1,450 over 3 years	
Totals	£4,900	£4,301	

These figures show how much the average household would expect to pay for heating and hot water over the next 3 years. They are based on the energy efficiency of the property and the current energy prices. They do not take into account the cost of the energy itself. The actual energy costs may vary depending on the energy prices and the energy efficiency of the property.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home (D) and the potential energy efficiency (B) if you implement the recommendations on page 5. The scale ranges from A (most efficient) to G (least efficient).

The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of implementing the recommendations on page 5.

The EPC rating shows how a home is rated on a scale from A to G. A is the most energy efficient and G is the least. The EPC rating shows how a home is rated on a scale from A to G. A is the most energy efficient and G is the least.

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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Replace roof insulation	£1,000 - £2,500	£1,200
2. Replace a central radiators	£1,000 - £1,500	£1,000
3. Floor insulation (solid floor)	£5,000 - £10,000	£4,000
See page 5 for a list of recommendations for this property.		£6,201

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IMPORTANT NOTICE

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