



AITCHISONS
Town & Country

Felden Orchard, Bulstrode Lane, Felden, HP3 0BP



Undoubtedly one of the regions finest and most notable country homes, with significant outbuildings which include a detached lodge and a substantial barn, set within gardens of 3.3 acres, and backing directly onto open countryside, on the outskirts of this very sought after semi-rural hamlet.

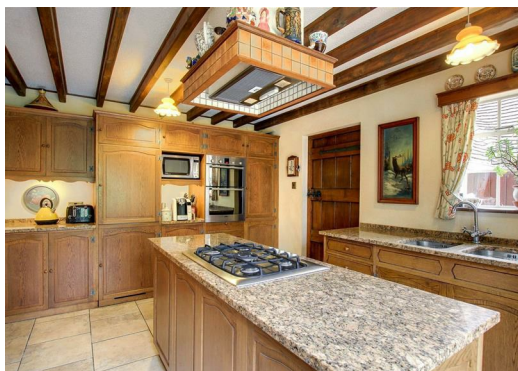
■ Superb Family Home of Immense Character ■ Seven Bedrooms ■ Three En Suites ■ Four Reception Rooms ■ Kitchen and Separate Utility Room/Boot Room ■ Swimming Pool with Pool House ■ Detached Lodge and Summerhouse ■ Substantial Barn, Garaging and Further Outbuildings ■ 3.3 Acres in a Parkland-Style Setting ■ Rural Yet Very Convenient Location

Available for the first time in over forty years, this stunning country home was initially constructed in 1922 to the highest build specification, with huge attention to detail, subsequently creating an impressive family home of significant architectural and historical interest. The main structure is built in red brick with attractive elevations, relieved by mullion windows, all under plain tiled roof slopes.

The approach to the property is via a litchgate entrance, over a long sweeping driveway, and the house is centrally positioned within magnificent grounds, therefore affording great privacy. It is set well back from the lane and cannot fail to impress especially on first sight of the front. There is very generous parking, which includes a bespoke triple carport which has been sympathetically designed to fit in with

the main house and other buildings. Access to the house is via a storm porch which has a quarry tiled step and a solid wood door which leads into the entrance hall, where the character of the property becomes immediately apparent. The main features include very attractive solid wood internal doors and beamed ceilings, which are present throughout the property, coupled with fireplaces, which are present and also the main focal point in most principal rooms.

The main accommodation includes a magnificent sitting room which has the most amazing substantial beams which originated from an old workhouse in Norwich, and a beautiful wooden floor which is currently protected by carpet but could be easily revealed. The remaining and very impressive



feature of this room is the inglenook fireplace, which is mainly of exposed brick, and has a display mantel and further timber mantel surround. This room is triple aspect, with views over gardens, and also access via French doors to a patio which overlooks the swimming pool.

The dining room is particularly spacious and would be ideal for formal dining. This has a further feature fireplace and views over gardens. The kitchen is conveniently placed for the dining room and the breakfast room and comprises eye and base level units, some of which are glass fronted display units, with down lighting, double sinks and integrated appliances which include an electric double oven and gas hob with canopy above. The breakfast room is directly adjacent and both rooms have superb views over the garden.

The utility/bootroom is directly adjacent to the kitchen and provides access to the front and rear of the property. This comprises eye and base level units, work surfaces and sink and there is space for an American-style fridge/freezer. The door to the rear provides convenient access to a small courtyard, which in turn provides access to a boiler room, which has a sink and a water softener.

The first floor landing provides access to all other areas of the property, including the linen cupboard. The master bedroom suite is very impressive and has spectacular views over the rear and side gardens. This room has an en suite cloakroom, as well as an en suite dressing room, comprising shower cubicle and vanity wash hand basin, and a door leading to a walk-in wardrobe. There are four additional very good size bedrooms on this level, all of which have superb views, and the second or guest bedroom has an adjacent shower room, which

could easily be altered to become an en suite, if preferred. This comprises over size shower cubicle, pedestal wash hand basin and low level WC (all with chrome fittings) and a chrome heated towel rail. All other rooms on this level are conveniently placed for a very impressive oak panelled family bathroom, comprising sunken bath with shower attachment, concealed cistern WC and vanity wash hand basin with lighting.

The second floor landing currently has an additional sitting room, laundry room, playroom, walk-in dressing room and a bedroom with an en suite. This could alternatively be used as one whole suite for a nanny, housekeeper, or other family members. This could provide two further bedrooms and a playroom.

The property is further enhanced by gas fired central heating to radiators.

OUTSIDE

As previously mentioned, the property is in a magnificent setting and within amazing private gardens, with lawns that extend around all sides of the house, and very attractive varied trees and planted shrubs and various vantage points to enjoy it from. There is a walled garden which has a covered barbecue area, a summerhouse with cloakroom, which could alternatively be used as a home office, and a gazebo which has an additional barbecue area.

To one side of the house is an impressive swimming pool with an adjacent pool room with changing area and sauna. Towards the front of the house and to one side is a triple carport, a significant and well constructed shed and substantial barn, which has both a garage-style and pedestrian access. This has a cloakroom and stairs leading to a first floor area, which is of a considerable size. There are other additional



smaller outbuildings and also a most impressive detached lodge, which has a spacious sitting room, kitchen, cloakroom and first floor bedroom with en suite.

LOCATION

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 property is situated less than a mile from the mainline station at Boxmoor, which is usually a 25 minute journey into London (Euston). It is also conveniently placed for access to the M25 and M1 motorways, linking with the national motorway network and international airports.

SERVICES

Mains electricity, gas and water, private drainage (septic tank).

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. Continue to the very top and straight over into Bulstrode Lane and the litchgate at the entrance of the property will become visible on the right hand side.

LOCAL AUTHORITY

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Council Tax Band H

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