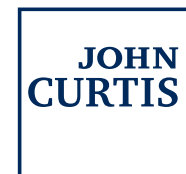




Cavendish House, The Hammonds, Harpenden, Hertfordshire AL5 2NR

[www.johncurtis.co.uk](http://www.johncurtis.co.uk)  
Village & Country Homes





**A superb family home with fine views to the rear, built by one of the area's most reputable developers, Oakbridge Homes and enhanced with recent high specification interior design, in the heart of West Common.**





## **Cavendish House, The Hammonds**

### **Harpenden, Hertfordshire**

Harpenden Town Centre - 1.5 miles approx.

St Albans - 5.5 miles approx.

Luton Airport - 8.5 miles approx.

Junction 9 M1 - 4 miles approx.

LOWER GROUND FLOOR, Home Theatre, Fitness Room, Sauna/Shower Area, Plant Room, Kitchenette, Chilled Wine Cellar, Cloaks, GROUND FLOOR, Kitchen/Breakfast, Larder/Store, Family Room, Utility, Galleried Hall, Formal Dining Room, Study, Cloaks, Drawing Room, Triple Garage, FIRST FLOOR, Principal Bedroom, Dressing Room (Hers), En-suite, Dressing Room with Ensuite (His), Guest Bedroom, En Suite, Bedroom Three, En Suite and Dressing Room, Bedroom Four, En Suite and Dressing Room, Bedroom Five with En Suite, SECOND FLOOR, Bedroom Six with En Suite, Games Room, Two Store Rooms

## THE HOUSE AND GARDENS

Cavendish House was constructed approximately 2 years ago by Oakbridge Homes who have gained a reputation as the area's premier developer for individual homes of character and quality. Since that time the house has been further enhanced to a very high specification by the present owner. This impressive home, offers superb family accommodation, arranged over four floors. Cavendish House is a traditionally built house, with attractive external elevations, using the finest building materials, coupled with high quality workmanship

Approached via private gates the property sits on 0.32 of an acre, with a west facing garden and views towards Harpenden Golf Club.

The accommodation extends to approx 7200 sq ft providing the most luxurious of features, including a beautifully designed open plan kitchen, with a breakfast room leading on to the family room, all of which overlook the landscaped gardens. The property boasts six bedrooms, all with en-suites with a master suite accommodating his and hers dressing rooms and en suites.

The property has been beautifully designed and well planned, incorporating a spacious and inviting entrance hall, with large well balanced reception rooms. An extensive Lower Ground Floor, houses leisure facilities, to include a large fitness room with separate sauna and steam room. There is also a Home Theatre and chilled cellar with bespoke wine storage. The Home Theatre provides a dedicated multimedia room, created for TV, DVD and music and is fully wired for a projector, screen and surround sound. The room provides a great entertainment facility for the whole family with an AV cupboard as the hub for the multi room music system and TV satellite distribution.

Modern sumptuous and luxury white Villeroy & Bosch bathroom suites, with Vado chrome fittings accommodate all the bedrooms. Beautiful choices of floor and wall tiling have created truly striking bathroom suites. A fully fitted and striking walnut kitchen enjoys superb views to the rear. Other noteworthy features include walnut staircase and doors and underfloor heating.

A lutron homeworks interactive lighting control system is installed throughout the lower ground and ground floor, landing, stairs, principal bedroom suites and to the front and rear external lighting.

To the front, electric wrought iron gates complete with video entry system, open into an extensive block paved driveway providing generous parking and access to the triple garage.

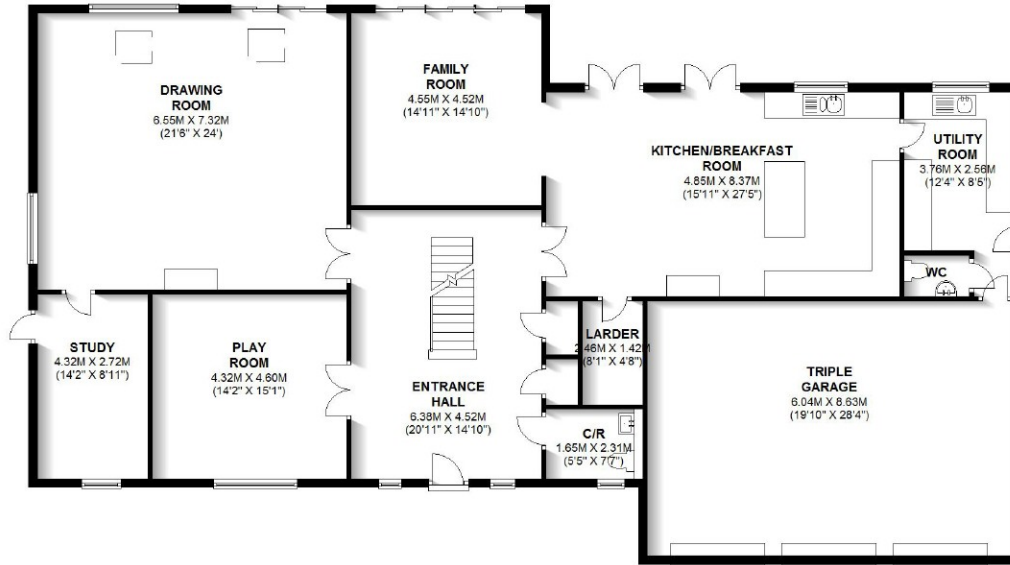
The rear garden has been beautifully landscaped providing an extensive terrace area to the rear of the property, enjoying unspoilt views over farmland and over Hammonds End Golf Club.

Harpenden is well noted for its excellent choice of schools for all age groups. Sports and social facilities are well catered for including several challenging golf courses, various clubs and associations and a comprehensive range of fine restaurants, bars and cafés. Harpenden benefits from a fast main line train service to St. Pancras International, the City, Gatwick Airport and beyond, to Brighton.

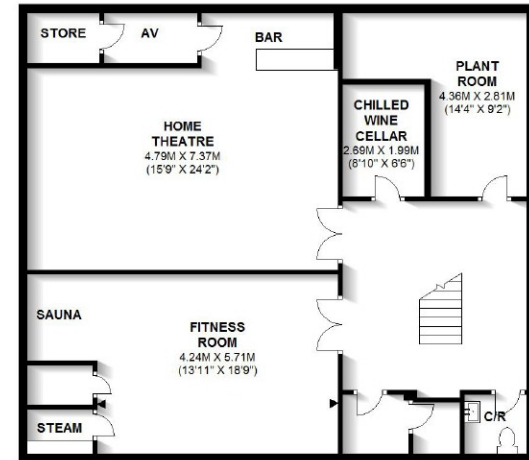
To fully appreciate the size, quality and internal specification of this fine home a viewing is highly recommended.



**GROUND FLOOR**  
APPROX. 249.0 SQ. METRES (2690.0 SQ. FEET)



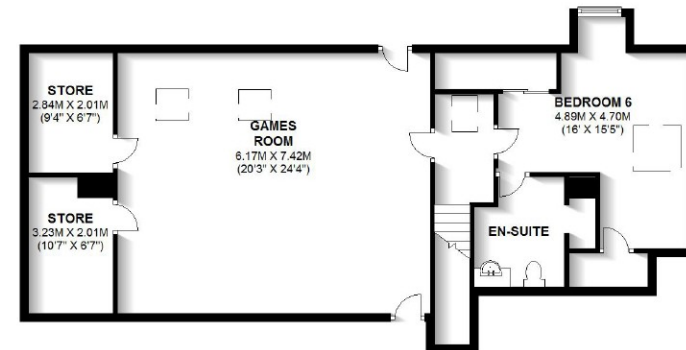
**BASEMENT**  
APPROX. 125.2 SQ. METRES (1347.3 SQ. FEET)



**FIRST FLOOR**  
APPROX. 217.7 SQ. METRES (2342.8 SQ. FEET)



**SECOND FLOOR**  
APPROX. 94.3 SQ. METRES (1015.3 SQ. FEET)



TOTAL AREA: APPROX. 686.1 SQ. METRES (7385.5 SQ. FEET)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information to you, especially if you are contemplating travelling to view the property.



## Energy Performance Certificate



Cavendish House, The Hammonds, Hammondswick, HARPENDEN, AL5 2NR

Dwelling type: Detached house Reference number: 2758-2900-6350-9999-1994  
 Date of assessment: 25 October 2011 Type of assessment: SAP, new dwelling  
 Date of certificate: 08 June 2012 Total floor area: 664 m<sup>2</sup>

### Use this document to:

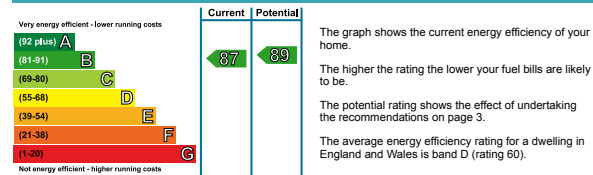
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£4,551
Over 3 years you could save	£3

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£450 over 3 years	£450 over 3 years	
Heating	£3,987 over 3 years	£3,957 over 3 years	
Hot Water	£114 over 3 years	£141 over 3 years	
<b>Totals</b>	<b>£4,551</b>	<b>£4,548</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£657



## GENERAL

**Services:** All mains services

**Council Tax:** The property is in tax band H

**Local authority:** St Albans & District Council

## DIRECTIONS

With our office on the RHS, proceed south along the High Street and over the Silver Cup roundabout. At the next roundabout turn right into Redbourn Lane, turn left into Oakfield Road, driving past Oakhurst Avenue, Fairway Close and bearing right into the continuation of Oakfield Road, which enters Hammondswick. Cavendish House can be found directly on the RHS.

Viewing strictly by appointment through John Curtis  
 Call us on 01582 764471 for free valuations and advice  
 Visit us at 36 High Street, Harpenden, Herts AL5 2SX  
 Email enquiries@johncurtis.co.uk