

Little Abbots, Hyde Lane
Nash Mills, Hertfordshire, HP3 8SA
Price guide £2,950,000 Freehold

STATONS

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Bedrooms 6 | Bathrooms 5 | Receptions 4





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Little Abbots has undergone a substantial refurbishment in recent years and is presented in excellent condition. The house occupies a secluded position behind electric gates, with the principal reception rooms and bedrooms overlooking the formal gardens. In addition to the main house, there is a three bedroom cottage and a further games annexe, arranged around a pretty three sided courtyard. Points of particular interest include an impressive pillared portico opening into a formal reception hall. Beside lies the drawing room, with two sets of French doors to the garden and an attractive fireplace and also the with the dining room being an equally well proportioned room. Beyond the drawing room lies a large office/study with steps down to a most impressive cinema room. To the opposite side of the dining room lies a morning room with access both onto an inner hall and also in to the impressive kitchen/breakfast room with handmade bespoke cabinets, both at floor and eye level, extensive granite tops and the full range of modern appliances that can be expected in a modern kitchen. The kitchen has been recently extended into a glazed seating or eating area which opens out onto the substantial terrace. Doors from the kitchen lead to a boot room and also a large utility room. To the first floor lie 4 bedrooms, with the master being a wonderful suite with the bedroom having two sets of windows and doors to a large en-suite bathroom and dressing room with both of these areas having doors on to a balcony. All the bedrooms overlook the gardens to the rear. The former attic rooms to the second floor have been converted to provide two bedroom and two bathrooms. The main reception rooms and master bedroom have independent Systemline touch pads.

Location:- Situated in an elevated position about 1 mile from the village of Kings Langley. The village caters for day to day requirements with the larger centres of Hemel Hempstead and Watford about 5 and 6 miles away respectively. The M25 (J20) and the M1 (J5) provide access to London, Heathrow, Gatwick and the national motorway network. British Rail mainline service runs from Kings Langley to London Euston taking approx. 28 minutes and the London Underground runs services to Marylebone and Baker Street on the Metropolitan tube line from Rickmansworth & Chorleywood.

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Main house: 498 sq m / 5,361 sq ft
 Garage and gym: 227 sq m / 2,444 sq ft
 Cottage (inc garage): 132 sq m / 1,428 sq ft
 Total: 857 sq m / 9,229 sq ft

Energy Efficiency Rating	Current		Potential		Environmental Impact (CO ₂) Rating	Current		Potential	
	Current	Potential	Current	Potential		Current	Potential	Current	Potential
100-90% A					100-90% A				
80-90% B					80-90% B				
60-80% C					60-80% C				
40-60% D					40-60% D				
20-40% E					20-40% E				
10-20% F					10-20% F				
1-10% G					1-10% G				
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC					Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC				

DISCLAIMER:
 In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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