



Old Watling Street

Flamstead | Hertfordshire | AL3 8HJ

FINE & COUNTRY





PROPOSED GROUND FLOOR GENERAL ARRANGEMENT PLAN
 1:100 scale

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 1:100 scale

PROPOSED ROOF PLAN

PROPOSED REAR ELEVATION
 1:50 scale

PROPOSED FRONT ELEVATION
 1:50 scale

PROPOSED SIDE ELEVATION
 1:50 scale

PROPOSED SIDE ELEVATION
 1:50 scale

INIGO ARCHITECTURE LTD
 1:50 scale
 The Client: Proposed Extension
 Site No: 1000
 Site Name: Old Milling Street, Flimston
 To: Mr & Mrs [Name]
 Date: 20/08/2024
 Project: Proposed Ground & First Floor General Arrangement Plans and Proposed Elevations
 Scale: 1:50
 Drawing No: 1000-01-01-01
 Date: 20/08/2024

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Flamstead

Chads Den is a light and spacious detached family home with a large detached annex and separate double garage sitting on a half acre plot, with amazing views over the garden and farmland beyond, plus approved planning permission to extend.

This truly individual property consists of an entrance hall, that leads to two ground floor double bedrooms, the principal having the benefit of an en-suite shower room, whilst a family bathroom services the other. The double living room is split by a feature wood burner, accessible from both sides and has patio doors opening onto the raised decking, with majestic views over the gorgeous garden. The fully fitted kitchen/breakfast room is well appointed and again has access onto the decking. Upstairs is the third bedroom with its own private lounge area.

Adjacent to the property is a large self contained annex, with a kitchen/diner, bedroom and bathroom along with a good sized living area. This is ideal for an elderly relative or even as a supplementary income stream. Adjacent on the other side of the main house is another annex plus utility room and boiler room, for which there is approved planning permission for to create a spectacular addition to the main house, thus enhancing the true elegance of this amazing property.

Outside, is where this property really shines, with the raised decking affording amazing views, not only over the beautifully kept gardens, but the countryside beyond, this truly is a lovely private place to entertain. Whilst to the front is a large secure garage/workshop and ample parking on the gravel driveway, sitting behind the mature trees that afford extra privacy.

The property has additional land in the way of an approximate one acre paddock to the rear which could be negotiated separately.

Chads Den is located on the village outskirts and is within walking distance of the village shop, and the local Infant and Junior schools and three public houses. Flamstead is a pretty and sought after village situated just off the A5 within easy reach of both the M11 and London Luton Airport. The larger towns of Harpenden and St Albans are close by and offer wider amenities and a fast efficient rail link into London St Pancras. This property simply must be viewed to appreciate its wealth of benefits.





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Flamstead

- Private and Secluded Detached Chalet Bungalow with Stunning Garden
- Large Self Contained Annex with Approved Planning to Include in Superb Extension
- Detached Annex with Kitchen/Diner, Bedroom, Shower Room and Large Lounge
- Gated Entrance with Ample Parking and Secure Workshop
- Fully Fitted Kitchen Diner and Separate Large Living Room with Feature Woodburner
- Master Bedroom with Ensuite and Further Ground Floor Bedroom and Family Bathroom
- First Floor Bedroom, with Living Area
- Lovely Landscaped Gardens with Views Over Countryside
- Additional One Acre Paddock Available
- Highly Desired Location in Flamstead



GENERAL:

Tenure: Freehold

EPC Rating: F

Council Tax Band: G

Local Authority: Dacorum Borough Council



Total area: approx. 255.4 sq. metres (2749.2 sq. feet)

Floor Plan
Approx. 74.2 sq. metres (799.0 sq. feet)



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point that is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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