



REGENT
ESTATES

POUCHEN END HALL, POUCHEN END LANE

£2,500,000

Freehold

ACCOMMODATION

A handsome Grade II listed home with an abundance of character and charm offering extensive accommodation of over 8,000 sq.ft. with a detached triple garage, indoor heated swimming pool and approx 6.57 acres in total. The property boasts magnificent views over green belt land and offers an excellent degree of privacy. Believed to date back to the mid 1500's with a comprehensive re-modelling in 1864, this spacious family home is set in the quiet, rural hamlet of Pouchen End just a short drive from the desirable, bustling market town of Berkhamsted.

On entering the property you are immediately met with the character one would expect from a home such as this, exposed brick and timber walls in the hallway which provides direct access into two of the numerous reception rooms, the family room and formal dining room. The family room has attractive paneling to the walls and ornate carving above the fireplace. The impressive dining room with fireplace and log burning stove. The drawing room is of particular note, flooded with natural light with delightful views across the valley from the large bay window. The kitchen has a four oven AGA, walk in pantry and steps lead down to the breakfast room. Leading from the kitchen is the boot room providing a further entrance and access into the courtyard. There are two home office/studios, games room and access to the pool. Secondary kitchen and lounge, and several store rooms, plant room and three toilets completing the ground floor.

On the first floor the master bedroom is this dual aspect and is flooded with natural light with stunning countryside views. A large dressing room with fitted wardrobes and a spacious en-suite with separate bath and shower. There are seven further double bedrooms, a single bedroom, two bathrooms and a shower room. A secondary staircase leads down from these bedrooms to the rear lobby area whereby a further staircase leads up to the gym.

LOCATION

There are superb transport links via road and rail from Pouchen End Hall. Via the A41 the M25 is approx 5.2 miles and M1 approx 8.1 miles. Both nearby towns of Hemel Hempstead and Berkhamsted have mainline train stations with direct access into London Euston (approx 31 and 35 minutes).

Schools are well catered for whether private or state funded. The renowned Berkhamsted school offers private education from nursery through to A-levels, whilst Westbrook Hay Prep is highly thought of. State funded secondary schools include JFK in Hemel Hempstead and Ashlyns in Berkhamsted. There are also a variety of good state primary schools in the area.

OUTSIDE

Outside, the property is approached through electric gates and a long sweeping driveway. There is ample parking next to the property and a well proportioned triple garage. Grounds extend to approx 6.57 acres in total including a Croquet lawn, over one hundred mature trees, flower beds, a meadow and woodland.

Pouchen End is a hamlet situated approx 2 miles from the desirable town of Berkhamsted. Berkhamsted is an attractive market town with a vibrant High Street offering a wide choice of excellent restaurants and pubs. Supermarkets are provided by Waitrose, Tesco and M&S and the Wednesday and Saturday markets add to the charm of the town. Superb sports and recreational facilities include the sports centre, tennis and cricket clubs whilst renowned Ashridge and Berkhamsted golf clubs are nearby. National Trust Ashridge Estate offers approx 5,000 acres of protected woodland to enjoy either on foot, bike or horse.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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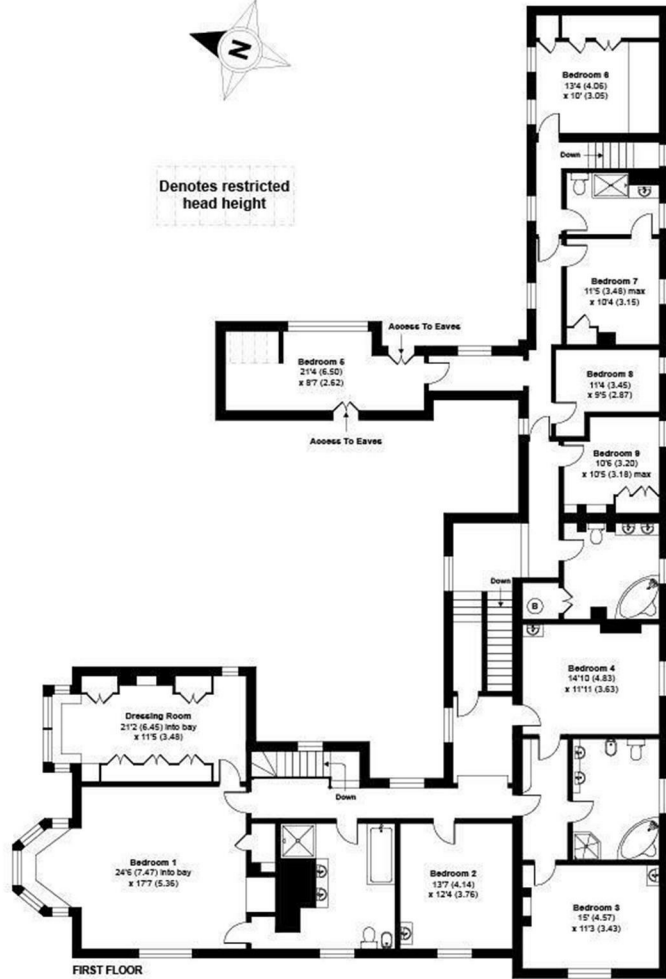


Pouchen End Lane, Hemel Hempstead, HP1

Approximate Area = 8987 sq ft / 834.9 sq m (includes triple garage)
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Stores = 296 sq ft / 27.5 sq m
 Total = 9345 sq ft / 868.1 sq m
 For identification only - Not to scale



Denotes restricted head height



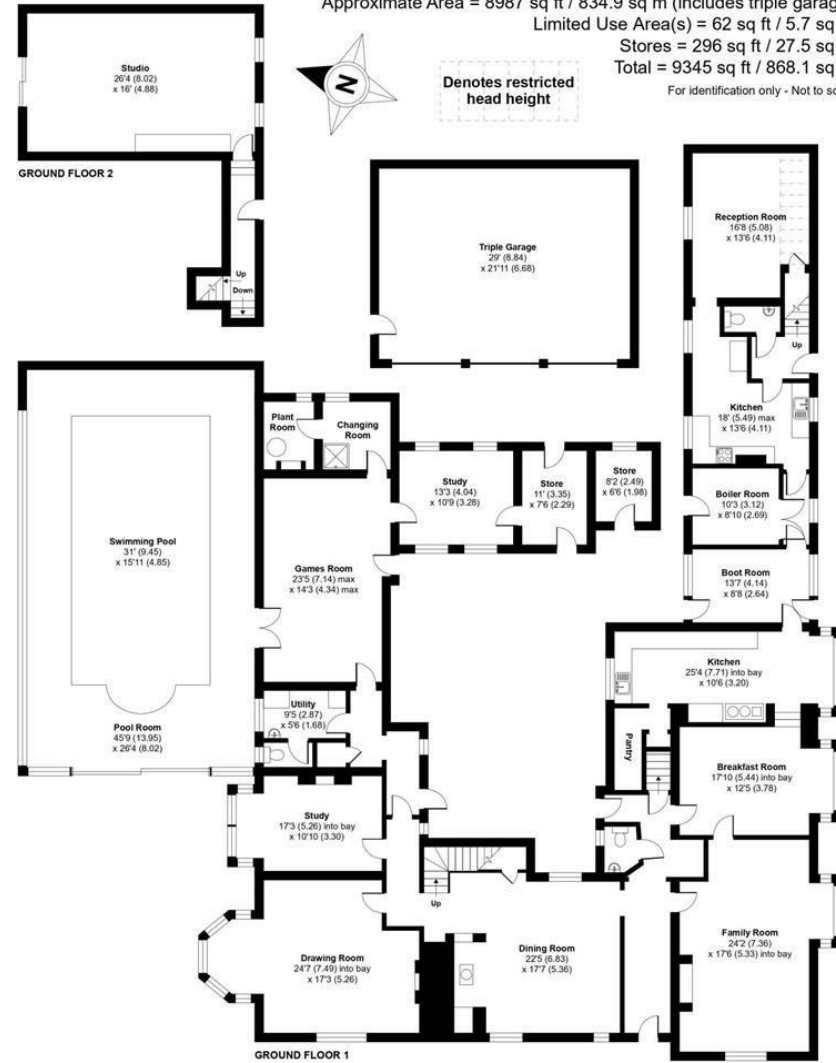
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