



Highcroft Road

Felden, Hertfordshire HP3 0BU



Handsome and highly individual.

This unique, custom-designed five-bedroom family home offers exceptional living space with a strong emphasis on ground-floor entertainment. Extensively extended and beautifully renovated by the current owners, the property boasts modern features such as underfloor heating throughout and air conditioning in both the reception areas and the main bedrooms.

Set on approximately 0.6 acre, the house enjoys a tranquil and secluded setting on a sought after private road in Felden, providing both privacy and luxury whilst blending contemporary design with practical family living.

Upon entering the spacious hallway, adorned with exposed brickwork, you are greeted with a variety of reception spaces to explore. To the right, the TV/Cinema room offers a cosy retreat, while directly opposite is a formal study, perfect for work or quiet reflection. Adjacent to the study, a bright and welcoming playroom provides an ideal space for children. Conveniently located next to the TV room is a well-equipped utility room.

Guide price: £2,500,000
Tenure: Freehold



At the rear of the house, the expansive open-plan kitchen and dining area, spanning over 30 ft, is the heart of the home. With two roof lanterns filling the space with natural light and bi-fold doors leading out to the lush lawns, this room seamlessly blends indoor and outdoor living. Finally, the property boasts a dedicated games room, complete with a bespoke bar and seating area, also opening out to the garden, perfect for entertaining.

To the far left of the ground floor, two well-appointed bedrooms complete the accommodation. Each features built-in wardrobes and shares a stylish Jack-and-Jill shower room, offering convenient access from both rooms.

Ascending from the hallway, the principal suite occupies one side of the first floor, offering a breathtaking space with a high vaulted ceiling and bi-fold doors that open to views of the rear garden and access to the rooftop terrace. This suite features a 215-square-foot dressing room and a luxurious en suite with twin sinks, a walk-in shower and a toilet.

On the other side, two additional double bedrooms share a beautifully appointed family bathroom, complete with a freestanding copper bathtub, twin sinks, a tiled walk-in shower, and a toilet.

The rear gardens of this family home are beautifully landscaped, with lush lawns framed by mature trees and hedgerow borders, offering both privacy and serenity. Enhancing the outdoor experience are two impressive outbuildings. Just beyond the games room lies a bespoke home gym, while tucked away in the far corner of the garden is a soundproof music studio with ensuite shower room, ideal for creative pursuits or even as separate living accommodation. This building overlooks acres of unspoiled countryside.

Stepping out from the kitchen, a large 550 sq ft covered terrace creates a perfect outdoor living space, complete with an outdoor kitchen, wood burner, and pizza oven, ideal for alfresco dining and entertaining. Retractable cafe style blinds offer further usability for the cooler months. As you continue through the garden, a stunning sunken seating area with a fire pit provides a cosy spot for evening relaxation under the stars.

[Video Tour](#)





