



## Felden Lane

Felden, Hertfordshire HP3 0BE



## Sweeping views and statement interiors.

Commanding a prime position with views across Sheethanger Common, this exceptional family home presents over 4,000 sq ft of immaculately curated living space – a composition that balances bold spatial gestures with fine detailing, creating a home that is both expansive and elegantly resolved.

The property begins with a wide, welcoming hallway, a prelude to the unfolding light and volume that follows. To the right, the formal sitting room enjoys a dual aspect, anchored by a broad bay window and bifold doors that lead to the rear garden. Here, a grand piano sits comfortably, attesting to the generosity of scale.

A dedicated study at the front of the house occupies the second bay window, lending itself as a peaceful workspace.

From the hallway, steel-framed Crittall-style glazed double doors open to a spectacular kitchen and dining space - around 500 sq ft of triple-aspect open-plan living, gloriously lit by a 16ft wall of bifold glazing that draws the garden deep into the interior. A generous central island acts as the social anchor and culinary stage, flanked by integrated appliances and precision Nolte cabinetry.

Guide price: £2,250,000  
Tenure: Freehold





A concealed, oversized pocket door offers connection - or separation - to the adjacent family room, where skylights punctuate the ceiling and bifold doors continue the home's seamless dialogue with the garden.

Functionality is elegantly folded into the design, with two cloakrooms, a plant room for mechanical systems, and a reimagined garage now serving as a home gym.

Upstairs, the first floor houses the principal bedroom suite, which comes complete with a dressing room, fitted wardrobes and a beautifully appointed en suite shower room. Two additional bedrooms on this level benefit from private en suites, while the fourth bedroom enjoys use of the main family bathroom. A dedicated laundry room reflects the home's thoughtful planning.



An oak and glass staircase ascends to the second floor, where two further bedrooms, both with elevated views over open countryside, share a sleek family bathroom, again finished with a freestanding bath and contemporary fixtures.

Outside, privacy is assured via an in-and-out driveway set behind automatic gates with an integrated entryphone system. The landscaped frontage offers ample parking for six vehicles, while the rear garden extends to approximately 100 ft; laid to lawn, it has a broad stone terrace running the full width of the house, together with a covered terrace which offers a shaded retreat - ideal for drawn-out summer evenings. At the far end of the garden, a 10m heated swimming pool adds a note of leisure, while a discreet pool house contains the plant for heating and filtration. For ultimate peace of mind, the pool is fitted with a Coverstar automatic safety cover. In all, the plot extends to approximately 0.32 acre.



Set within easy reach of both Berkhamsted and Hemel Hempstead, and only little more than half a mile on foot from the mainline station, the house offers direct access to central London in just 30 minutes: a rare confluence of rural calm and urban convenience..



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