The Hoolets Sheethanger Lane, Felden Hertfordshire

Knight Frank









The Hoolets is situated on Sheethanger Lane, which is a soughtafter private road. Hemel Hempstead station is just a short walk away, providing fast access to London Euston. Felden is a picturesque and popular location providing easy access to the historic market town of Berkhamsted and the surrounding Chiltern Hills.

There are numerous villages within easy reach and excellent walking and riding on the nearby Ashridge Estate. There is also a wide choice of both state and independent schools in the area.

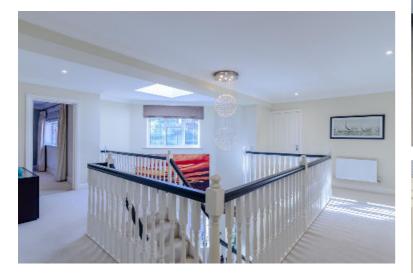




The Hoolets is accessed via the spacious reception hallway with stairs rising to the first floor and a guest cloakroom. The large living room has leaded light windows to both the front and rear aspects and an archway leads through into the formal dining room with tiled flooring and double doors opening to the light and bright conservatory.

The well equipped kitchen has a range of eye and base level units with marble work surfaces and integrated appliances, including ovens, microwave, coffee machine and a dishwasher, along with double doors opening to the rear garden. Off the kitchen is a useful utility room housing the white goods.

There is also a large family room with a door leading to the integral double garage and a separate study on the ground floor.







Hemel Hempstead 1.2 miles London Euston 29 minutes M1 (J8) 4.5 miles M25 (J20) 5 miles London Heathrow Airport 25 miles Central London 31 miles (All distances and times are approximate)







On the first floor, the galleried landing overlooks the reception hallway and leads to five bedrooms. The principal bedroom has windows to the front and rear aspects, along with a walk-in wardrobe and dressing room and an en suite bathroom with a free-standing bath and a separate walk-in shower area. There are two guest bedroom suites, both with built-in wardrobes and en suite shower rooms, whilst bedrooms four and five (also with builtin wardrobes) utilise the modern family bath/shower room.

On the second floor is a large sixth bedroom with two leaded light windows to the front and two dormer windows to the rear, with plenty of eaves storage. There is also a music room/den accessed from this bedroom.

Outside, the house is accessed via electronically operated gates leading to a paved driveway and the integral double garage, bordered by lawned areas and mature trees.

Immediately to the rear of the house is a paved terrace, ideal for outside entertaining and beyond this is a further lawned area with a range of well-planted shrub beds and borders. In all the plot extends to approximately 0.33 of an acre.



**Knight Frank** Beaconsfield 20-24 Gregories Road Beaconsfield Bucks HP9 1HQ

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## I would be delighted to tell you more.

Harry Prynn 01494 675368 harry.prynn@knightfrank.com



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