



Flaunden, Hemel Hempstead
£775,000

proffitt
& holt





Flaunden

Hemel Hempstead



Located in the picturesque village of Flaunden, down a quiet lane, sits this tastefully decorated Grade II listed cottage. Originally constructed in the early 1600's, it has been sympathetically looked after and improved by the current owners. Offering a perfect blend of character features throughout, such as original beams, inglenook fireplace and vaulted ceilings, whilst also having the benefit of more modern conveniences, such as the stylish en-suite shower room to the Master bedroom. This rural location is ideal for those seeking village life, with an array of country walks and pubs on your doorstep, whilst also offering easy connections to London via both overground and underground services (Kings Langley and Chorleywood stations within a short drive).

Entering on the ground floor, you are welcomed in to a warm and inviting sitting room, with leaded windows, wooden flooring and a lovely Inglenook fireplace. This spacious room offers plenty of space and flows directly in to a dining room – a Victorian addition – and then on to the refitted kitchen. The kitchen itself has been tastefully refitted in a classic shaker style, with wooden worktops and a limestone tiled floor – whilst also offering modern elements, such as underfloor heating and a range of integrated appliances. The first floor exudes character and charm, particularly in the Master bedroom, where the vaulted ceiling gives a lovely sense of space. The en-suite shower room has been cleverly designed around the original framework of the house, preserving the history in a playful way. The other 2 bedrooms are comfortable rooms, one of which benefits from fitted wardrobes. Additionally, there is a spacious family bathroom and separate toilet, both accessed from the landing.

The rear garden is a particularly charming and private space, blending a mixture of lawned spaces, mature trees and borders, as well as multiple seating areas. This beautiful space settles perfectly in to the quiet environment that Flaunden offers. Side access leads you to the front of the house, where there is a similarly attractive garden and off street parking for multiple vehicles.



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Situated in a beautiful rural setting in one of Hertfordshire's prettiest villages, Flaunden is located between Chipperfield, Bovingdon and Sarratt where local shops provide for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger town of Hemel Hempstead is within approximately three miles drive. For the commuter Hemel Hempstead mainline station provides a service into London (Euston approx 40 mins) and Junction 20 of the M25 is approx five miles drive.

Council Tax Band: G - Tenure: Freehold

EPC Energy Efficiency Rating: D

- Character Features Throughout Including Exposed Beams And Inglenook Fireplace
- Driveway For Multiple Vehicles
- Complete Upper Chain
- Master Bedroom With Vaulted Ceiling And En-Suite Shower Room
- Rural Location But Offering Easy Transport Links For Commuters
- Charming Rear And Front Gardens
- Grade II Listed
- Immaculately Presented And Tastefully Decorated Throughout





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

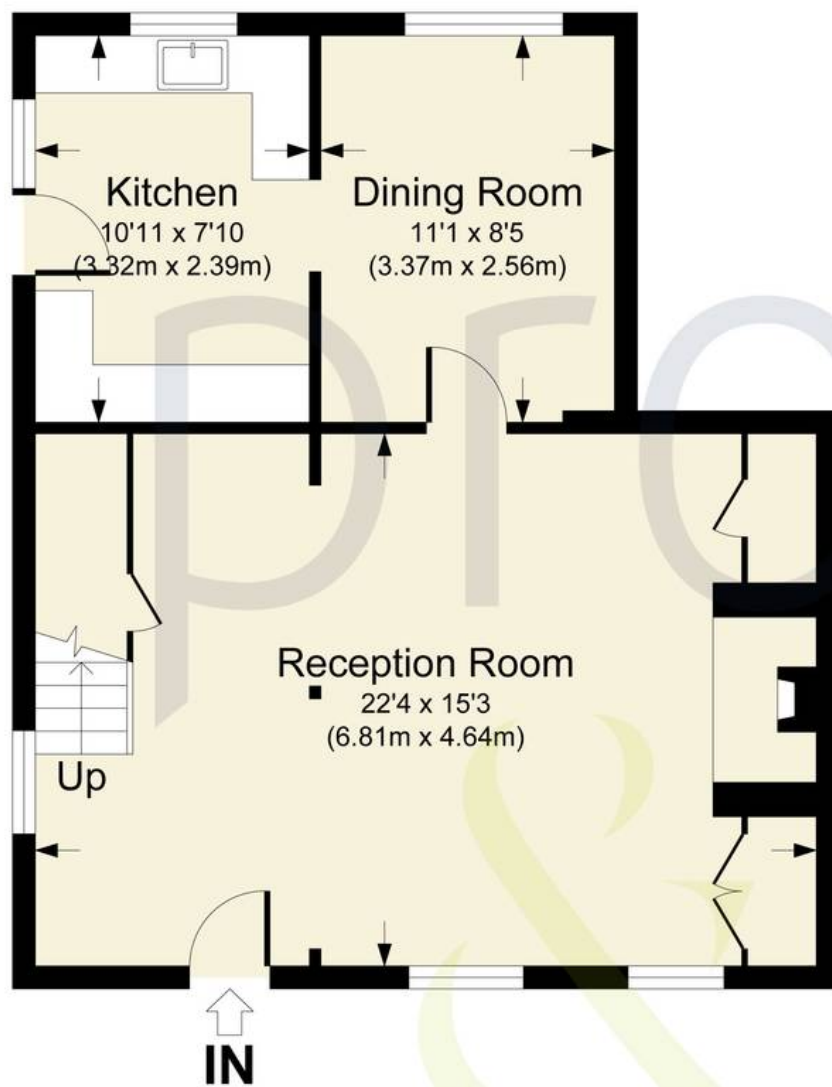
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



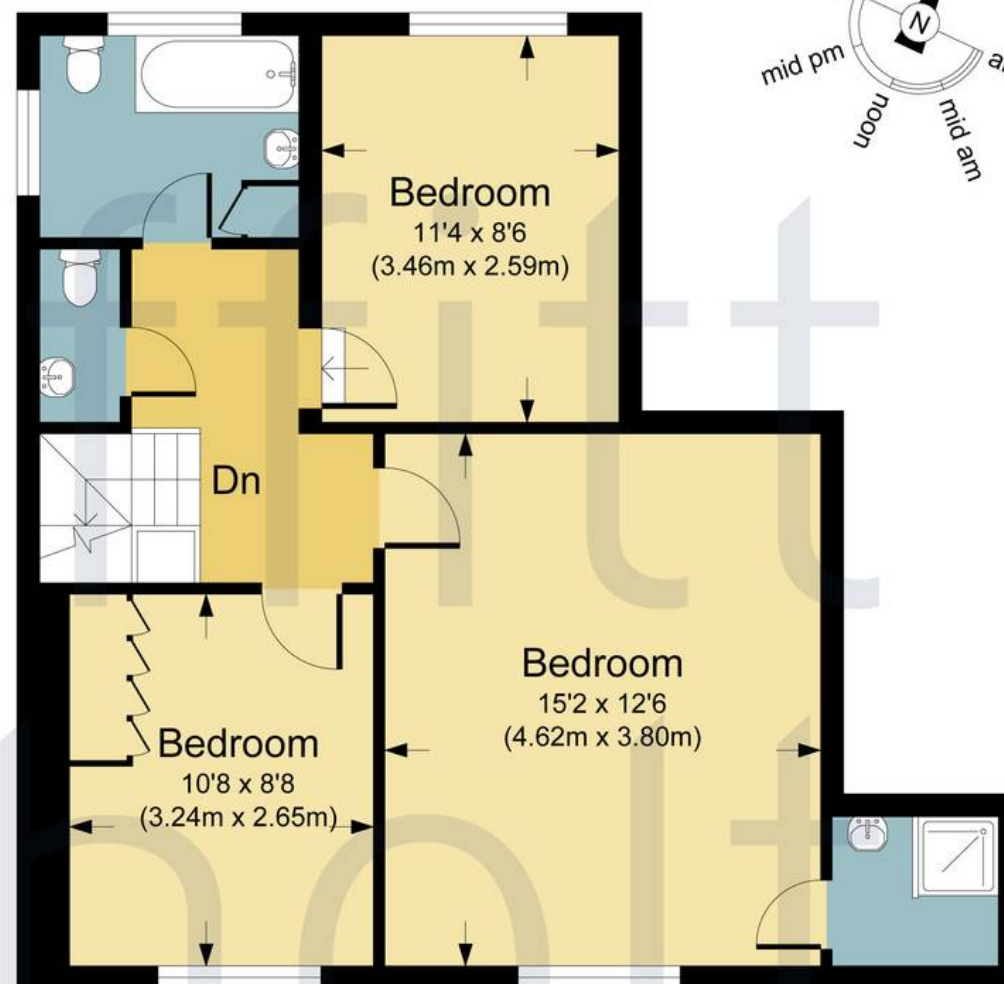








Ground Floor



First Floor

FLAUNDEN, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1089 SQ FT / 101.20 SQ M
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