



Wayside

Upper Bourne End Lane | Hemel Hempstead | Hertfordshire

FINE & COUNTRY



The Property

Wayside is a substantial five bedroom property with an additional self contained two bedroom annexe, which is set within approximately 2.5 acres in a quiet semi rural location. The property is located within easy reach of the desirable market town of Berkhamsted (approx 3 miles) and is also in close proximity to Bourne End and Bovingdon for local amenities.

Ground Floor

- Kitchen with separate utility room
- Breakfast/dining room
- Snug
- Sitting room

Ground floor Annexe

- Sitting/dining room
- Kitchen/breakfast room
- Bedroom
- Study/bedroom 2
- Bathroom

First Floor

- Master bedroom with ensuite and fitted wardrobes
- Guest bedroom with ensuite bathroom
- Three further double bedrooms
- Family bathroom

Outside

- Double garage
- Detached workshop/2nd garage
- Block of 2 stables and tack room
- Large gated driveway with parking for numerous vehicles



Wayside is a large detached property offering spacious and flexible accommodation for a variety of uses. Currently configured as a five bedroom home with integral two bedroom annexe, the ground floor could be easily adapted to incorporate the annexe rooms back into the main house subject to requirements. The accommodation flows well from the entrance hall, with useful storage space, through to the breakfast/dining room which in turn leads to the kitchen with separate utility room/cloakroom and door to outside. There is a snug with doors to the terrace and large sitting room with doors to the terrace and views over the garden. The annexe, which is all ground floor is accessed to the left of the entrance hall and currently comprises sitting room, kitchen/breakfast room, bathroom and two bedrooms, one currently used as a study. All rooms are linked seamlessly via a hallway which has doors to the terrace, but could be opened up to the main house via the snug. To the first floor the master bedroom is an excellent size with built in wardrobes and ensuite. There is a guest bedroom with ensuite and three further spacious double bedrooms, all with fitted storage and a family bathroom. Outside the property is approached via electric gates onto a carriage driveway offering ample parking and which leads to the rear of the property to the double garage. There is a separate detached garage/workshop with cloakroom and a two stable block with tack room and separate field shelter. There is formal garden and paddock beyond with an adjacent field totalling approx 2.5 acres.





Property



There is an extensive choice of highly reputable private and state schools in the local area.



Mainline fast rail service from Berkhamsted and Hemel Hempstead to London Euston in approx 30 minutes.



Extensive shopping opportunities in Berkhamsted and Hemel Hempstead approx 3 miles.



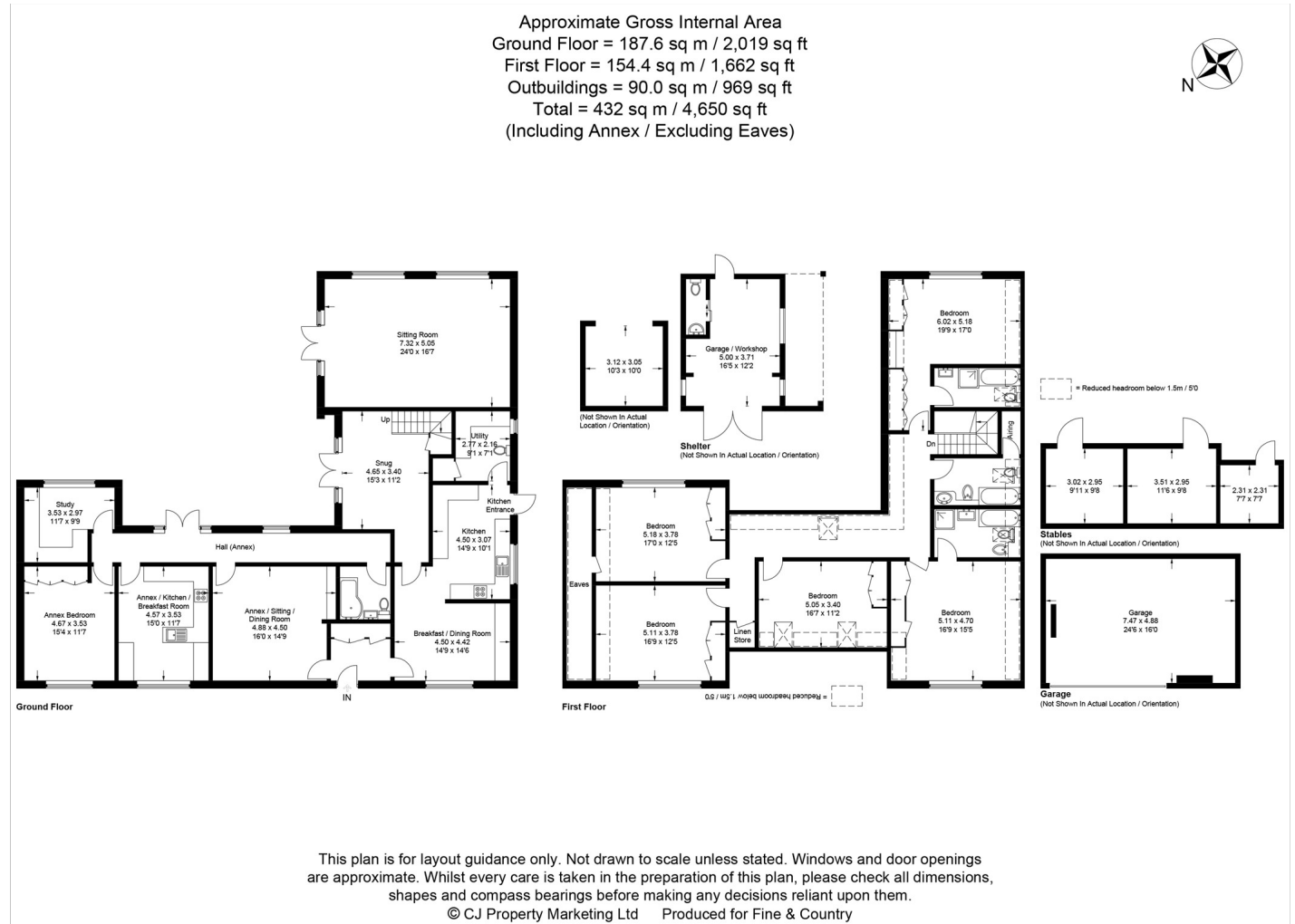
Superb road links with access to the A41, M1 and M25.



A wide range of sporting and recreational activities in the local area including The Snow Centre, XC Extreme Sports, Little Hay Golf complex and Sportspace.



A good choice of pubs, restaurants and coffee shops in nearby Berkhamsted as well as a pretty canalside pub in Bourne End.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.