

# Taylor's Lane

St. Leonards, HP23 6LQ

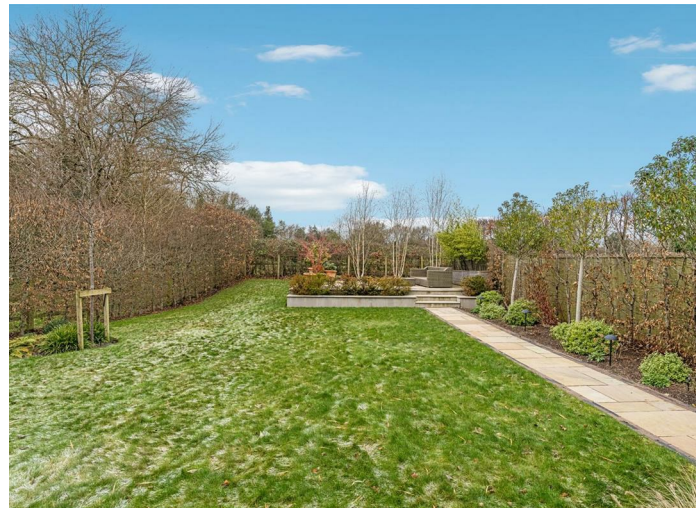


# Taylor's Lane

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Guide Price £1,295,000

- Four double bedrooms including two ensuite
- Stunning kitchen/dining/ family room with doors to garden
- Updated by the current owners to an exceptional standard
- Ample gated driveway parking and detached garage
- Beautifully landscaped rear garden backing onto fields
  - EPC Rating C
  - Council Tax Band G



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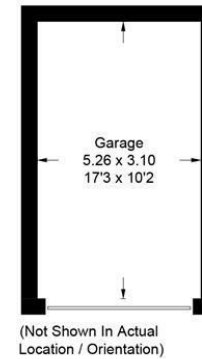
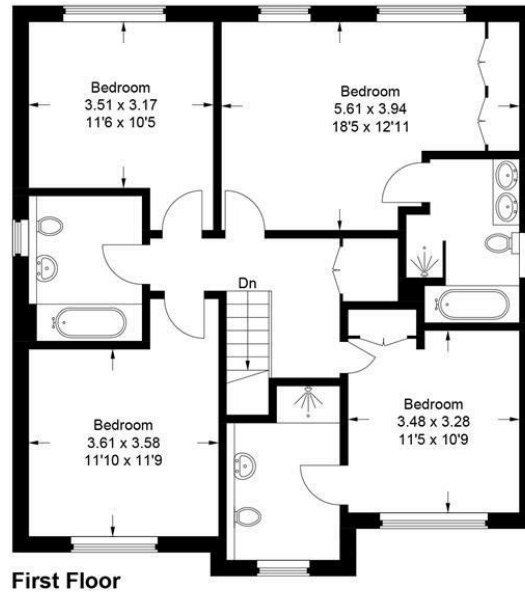
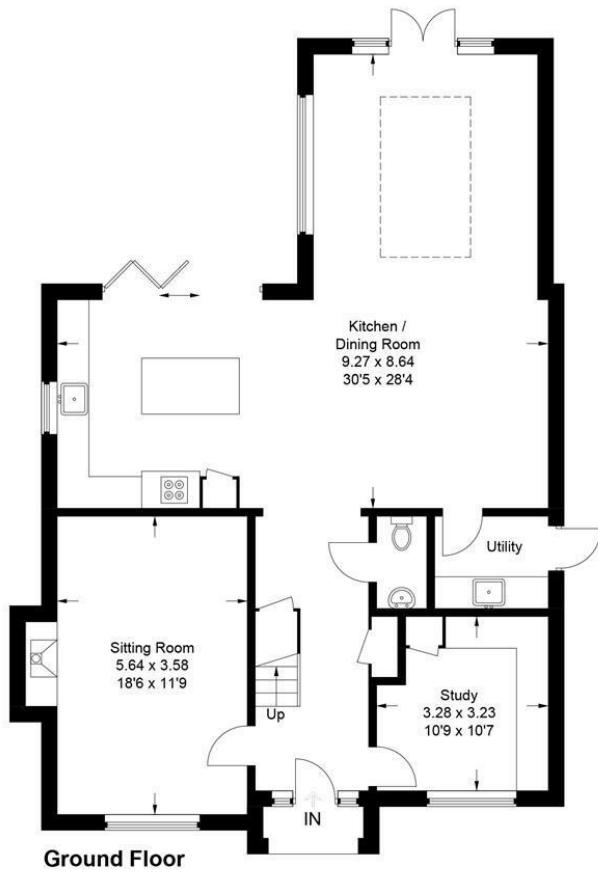
The Coach House is a flawless home built and completed in 2017 occupying a private plot looking out onto beautiful views in a peaceful rural location. This stunning property has been further updated to a high standard by its current owners who have achieved a very high end finish with quality fixtures and fittings. The spacious entrance hall leads to all principal rooms to the ground floor. The kitchen/breakfast/family room is perfectly designed to meet the needs of modern family life with access to the patio and landscaped garden beyond. The stunning bespoke kitchen by Martin Moore is accompanied by Miele integrated appliances and granite worktops and links seamlessly to a spacious family room with lantern roof and French doors to the garden and a dining area. Both areas feature bespoke Martin Moore fitted furniture. An adjacent utility room is a useful space with side door access. The sitting room to the front aspect is a cosy space with attractive fireplace with log burning stove. A stylishly fitted study and cloakroom complete the downstairs accommodation. Upstairs the principal bedroom enjoys stunning views of the garden and beyond and has ample fitted storage and luxurious ensuite bathroom. There are three further double bedrooms, one with an ensuite shower room, and a well appointed bathroom. Outside the property is approached via electric gates leading to a substantial gravel driveway which offers ample parking. A detached garage offers secure parking or storage as desired. The beautifully landscaped garden has been cleverly designed offering an expanse of lawn, two patio areas to enjoy the sun and a variety of flower beds which are lit and irrigated.



Approximate Gross Internal Area  
 Ground Floor = 109.7 sq m / 1,181 sq ft  
 First Floor = 90.1 sq m / 970 sq ft  
 Garage = 16.3 sq m / 175 sq ft  
 Total = 216.1 sq m / 2,326 sq ft



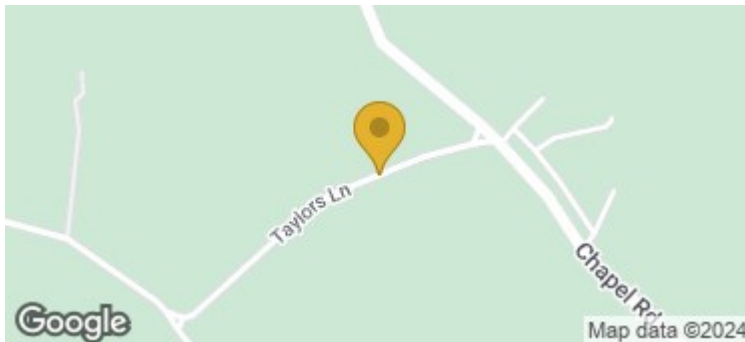
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(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	78
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPMRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.