



Chaileys
Sheethanger Lane | Felden | Hertfordshire

FINE & COUNTRY



The Property

A well presented five bedroom three bathroom home offering over 4200sq ft of flexible accommodation and tucked away on an exclusive private road in the desirable hamlet of Felden. The neighbouring towns offer a wide range of amenities and educational facilities including the renowned Berkhamsted School.

Ground Floor

- Dining room
- Drawing room
- Sitting room
- Garden room
- Kitchen/breakfast/family room
- Separate utility/ boot room
- Study
- Cloakroom

First Floor

- Principal bedroom with dressing room and ensuite
- Guest bedroom with ensuite
- Three further double bedrooms
- Family bathroom

Outside

- Detached double garage with space to fit out office/studio above
- Gated driveway offering ample parking
- Mature garden to front side and rear of the property.



'Chaileys' was originally built in the early 1980s and went on to undergo an extensive refurbishment and expansion program in 2011, completely transforming the property into a stunning, contemporary home with spacious proportions and stylish design with smart home heating and solar panels. The accommodation is light, spacious and flexible with many rooms taking full advantage of the views of the garden being double or triple aspect. Entry into the house is through a welcoming oak porch, leading to the spacious entrance hall which leads to all principal rooms on the ground floor, with a bespoke oak and glass staircase ascending to the first floor. The entrance hall flows into a dining area, showcasing a traditional stone fireplace and bi-folding oak/glazed doors leading to garden room. which has double doors opening onto two terraces. The spacious drawing room, also triple aspect and with a feature fireplace as its focal point, opens onto the evening terrace offering an ideal area in which to entertain. The kitchen, which includes a breakfast area and family room, is equipped with Smallbone of Devizes units topped with granite work surfaces. Intergrated appliances include Miele hob and cooker hood, Neff American fridge/freezer, Neff oven and microwave, and integrated Neff dishwasher. A further sitting room, ideal as a playroom, a study and separate utility/boot room and cloakroom completes the downstairs accommodation. To the first floor, all five double bedrooms feature built in wardrobes; the principal bedroom with separate dressing room and ensuite with bath and shower. The guest bedroom is also ensuite whilst a large family bathroom services the remaining three bedrooms. Outside the property is set back from the lane and is accessed via a gated gravel driveway which offers ample parking for numerous vehicles. A detached double garage offers further secure parking and benefits an office/store space above which is a blank canvas for a new owner to fit out. The garden is beautifully mature and private and is bordered by a variety of trees and shrubs with a large patio to the rear of the house and two to catch morning and evening sun to the side.





A superb choice of state funded and private schools, including Westbrook Hay, Abbots Hill and Hemel Hempstead School.



Hemel Hempstead mainline train station offers direct access to London Euston in approx 32 mins.



Plentiful choice of shopping facilities in Hemel Hempstead and desirable market town of Berkhamsted.



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



Wide variety of sporting clubs and leisure facilities.

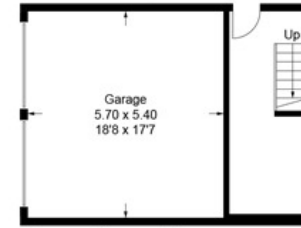


In nearby Berkhamsted, Tabure, Zaza, Bill's and The Fat Buddha are a few of the excellent restaurants within a short car journey.

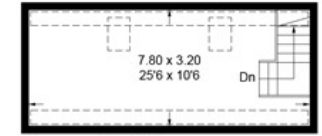
EPC Rating: B

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.

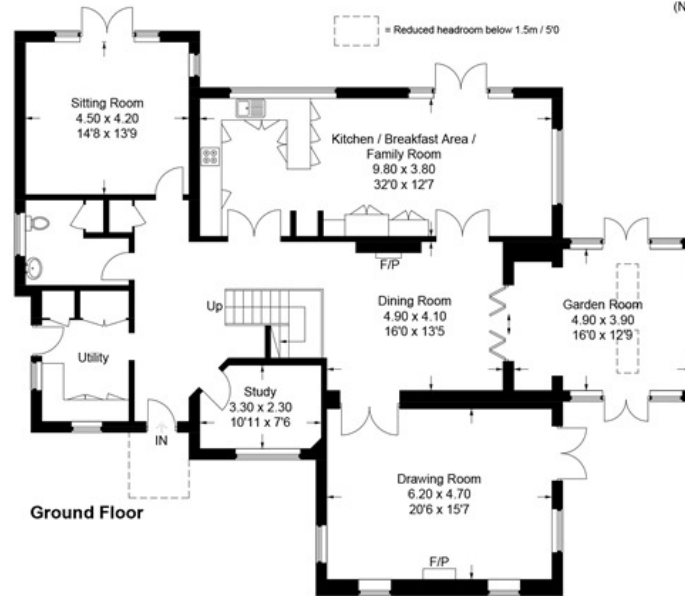
Approximate Gross Internal Area
 Main House = 338.0 sq m / 3,644 sq ft
 Garage = 30.0 sq m / 328 sq ft
 Outbuilding = 30.0 sq m / 325 sq ft
 Total = 398.0 sq m / 4,297 sq ft



Garage - Ground Floor
 (Not Shown In Actual Location / Orientation)



Garage - First Floor



Ground Floor



First Floor

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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