



Woodpeckers
Sheethanger Lane | Felden | Hemel Hempstead | Hertfordshire | HP3 0BG



STEP INSIDE

Woodpeckers

A magnificent residence boasting expansive accommodation of over 4,100 sq.ft across three floors, nestled on an exclusive private road and positioned within a southerly facing mature and private plot spanning approximately 1.8 acres.

Woodpeckers exudes a blend of traditional charm and contemporary elegance seamlessly integrated into its design and styling. The current owners have spared no expense in implementing a comprehensive extension and renovation program throughout their ownership, ensuring Woodpeckers is presented in impeccable condition.

From the beautiful Oak frame porch, the spacious entrance hall provides direct access to the principal reception rooms. Overlooking the front garden, the study and dining room offer serene views of the surroundings. Positioned to capture the beauty of the grounds and the southerly orientation, the sitting room at the rear provides a bright and spacious sanctuary for relaxation. A standout feature is the expansive kitchen/dining/family room, serving as the heart of the home with built in speakers in the kitchen, dining and outside areas. The kitchen units are bespoke and hand made with a Siemens American Fridge/Freezer, Miele wine fridge, AEG integrated fridge and freezer and Smeg cooker and integrated combination oven/ microwave. With three sets of doors leading out to the terrace, this space seamlessly integrates indoor and outdoor living, ideal for enjoying the warmer months. Adjacent to the kitchen is the cinema room, while completing the ground floor amenities are a utility room and cloakroom. It is worth noting solid maple wood floors throughout a large portion of the ground floor.

Ascending to the first floor there is a spacious landing with seating area. The principal bedroom boasts rear aspect views, a dressing room designed and built by Luke Jones Furniture, and a spacious en-suite with bath, separate double shower and double sinks. Accessible via the dressing room, stairs lead to a versatile loft room currently utilised as a pilates/ exercise space but could equally be used as a second office/ studio. Two additional double bedrooms enjoy en-suite facilities, alongside two further double bedrooms and a family bathroom.











STEP OUTSIDE

Woodpeckers

Externally, Woodpeckers is approached along a desirable private road lined with trees and similar substantial properties, yet enjoys the advantage of optimal plot orientation and size. The rear garden, predominantly laid to lawn, requires minimal upkeep, with the 'paddock' also featuring an extensive grass area and gated access onto the road. Ample parking is provided at the front driveway, complemented by an Oak framed detached garage with parking for three cars. There is also a useful store as part of this attractive building.

There are education options abound, with a plethora of private and state-funded schools in the vicinity including Westbrook Hay Prep School, Berkhamsted School, Abbots Hill, Hemel Hempstead School, Adeyfield, among numerous others to consider.

Local Amenities

Extensive shopping facilities locally from independent local shops and boutiques to a choice of supermarkets including Waitrose and an M&S Food Hall in Berkhamsted. There is a superb choice of places to dine out with many restaurants, bistros and pubs within the town. Berkhamsted also has Wednesday and Saturday markets adding to the charm of this

vibrant town. There are superb sports and recreational facilities nearby including tennis and squash club, football, cricket club and the renowned Ashridge and Berkhamsted Golf Clubs. Across the road from Sheethanger Lane is Sheethanger Common, hundreds of acres of space held in trust for the local residents and protected from commercial activities or future development. The National Trust Ashridge estate offers approx 5,000 acres of protected woodland to enjoy either on foot, bike or horse.

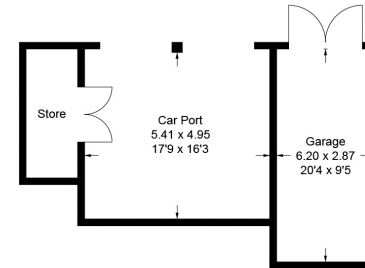
Services: Gas fired central heating, mains electricity, water and drainage

Local Authority: Dacorum Borough Council

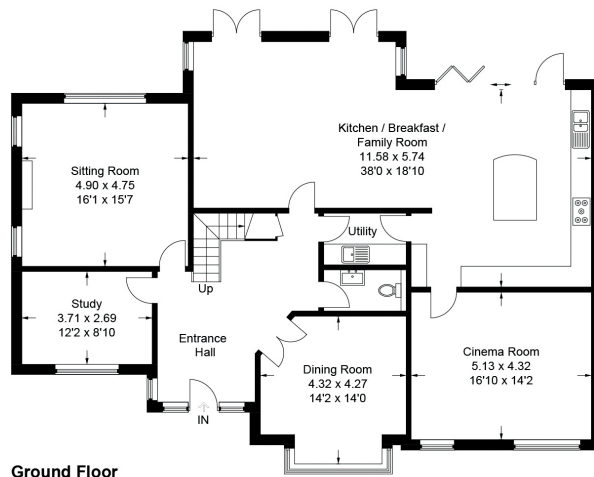
Council Tax Band: H



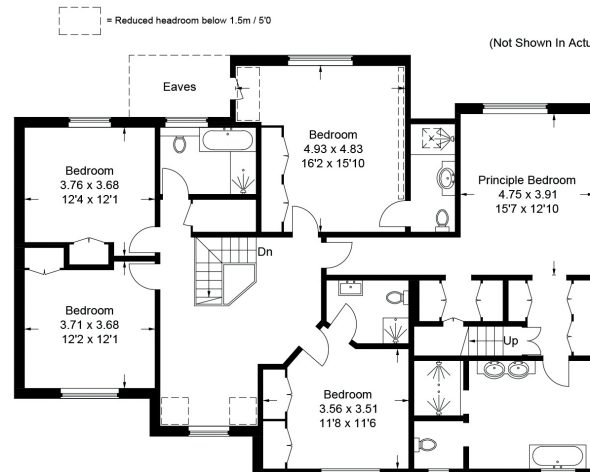
Approximate Gross Internal Area
 Ground Floor = 166.2 sq m / 1,789 sq ft
 First Floor = 162.8 sq m / 1,752 sq ft
 Second Floor = 33.9 sq m / 365 sq ft
 Garage / Store = 23.3 sq m / 251 sq ft
 (Excluding Car Port)
 Total = 386.2 sq m / 4,157 sq ft



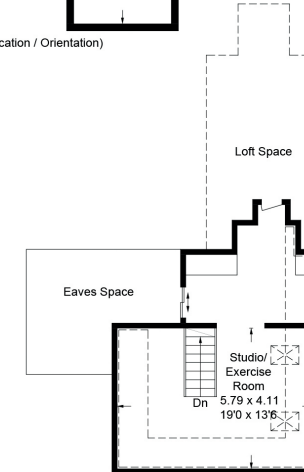
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second 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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Council Tax Band: H
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387. Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed 24.04.2024





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