



Shothanger House
Box Lane | Felden | Hertfordshire



The Property

An exceptional Art & Crafts home exuding character and charm whilst being beautifully maintained by the current owner, on an elevated plot of approx 1 acre.

Ground Floor

- Enclosed porch through to beautiful entrance hall
- Sitting room with feature fireplace
- Characterful dining room
- Stylish contemporary kitchen
- Family room
- Laundry and cloakroom

First Floor

- Principal bedroom with en-suite
- Three double bedrooms
- Study with spiral staircase to second floor
- Bathroom
- Shower room

Second Floor

- Games room
- Store room

Outside

- Mature and elevated plot
- Gated entrance with long sweeping drive
- Garage/ car port with studio above
- Office with WC and utility room



A wonderful example of a fine Arts & Crafts home with many of its original features still in place yet with a contemporary twist which perfectly balances modern day living with traditional character. Shothanger House is situated on an elevated position as many of the grand homes of yesteryear were, with a long sweeping driveway accessed via electric gates, leading up to the house and generous parking area. One enters the house via the curved turret into an enclosed porch which leads through to the impressive entrance hall. This welcoming space oozes charm and provides a taste of the character and craftsmanship which is evident throughout this beautiful home. The sitting room is superb, triple aspect and flooded with natural light with the original feature fireplace. The dining room is equally impressive, generously proportioned with views into the walled garden. The kitchen has been updated recently whilst still retaining the original pine cupboards and walk-in pantry and leads through to the new extension, currently used as a family room. Modern glazed doors that compliment the Crittall windows of the main house, lead out into the walled courtyard garden, a delightfully private and sheltered sun trap to enjoy entertaining friends. Completing the ground floor accommodation, there is a laundry room and cloakroom. On the first floor, the dual aspect principal bedroom is well proportioned and flooded with natural light, there is also a recently re-fitted ensuite with separate bath and shower. There are three further double bedrooms, a bathroom, shower room and a study. A spiral staircase leads up from the study to the second floor where there is a large games room, bar and store room. Outside, the generous plot measures approx 1 acre, with the house centrally positioned within it. There is a detached brick built garage/car port with a studio and covered store. A further outbuilding provides another study/office, WC and also a utility room. The gardens are mainly to lawn with an array of mature trees throughout the plot and mature hedging to the boundaries. In short, an exceptional period home offering superb accommodation in a mature and private setting.





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.

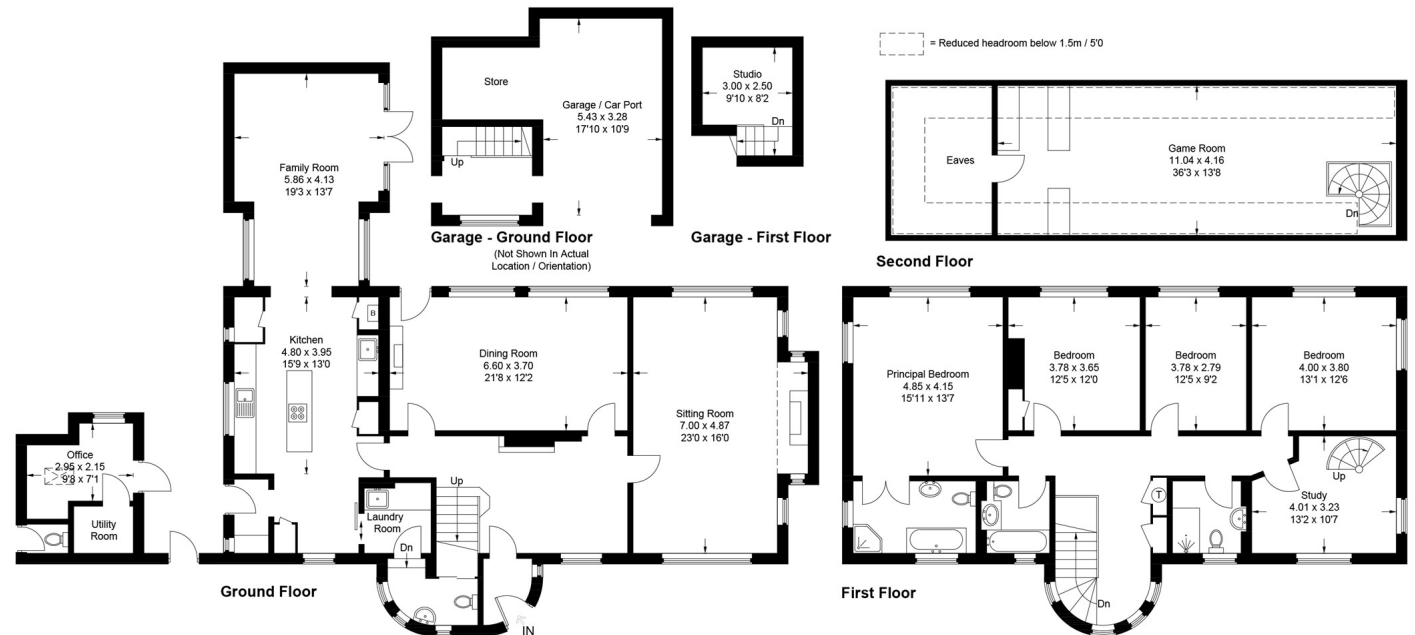


In nearby Berkhamsted, Tabure, Zaza, Bill's and The Fat Buddha are a few of the excellent restaurants within a short car journey.

EPC Rating: C

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
 Ground Floor = 139.5 sq m / 1,501 sq ft
 First Floor = 111.4 sq m / 1,199 sq ft
 Second Floor = 58.1 sq m / 625 sq ft
 Outbuildings = 22.9 sq m / 246 sq ft
 Total = 331.9 sq m / 3,571 sq ft
 (Excluding Garage / Car Port & Store)



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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