



**Outstanding Detached 6 bedroom home with a gated drive**

**Indoor Swimming Pool and Gymnasium**

**over 5700 Sq Ft**

**Set in the desirable village of Letty Green**

**Private Driveway and Double Garage**

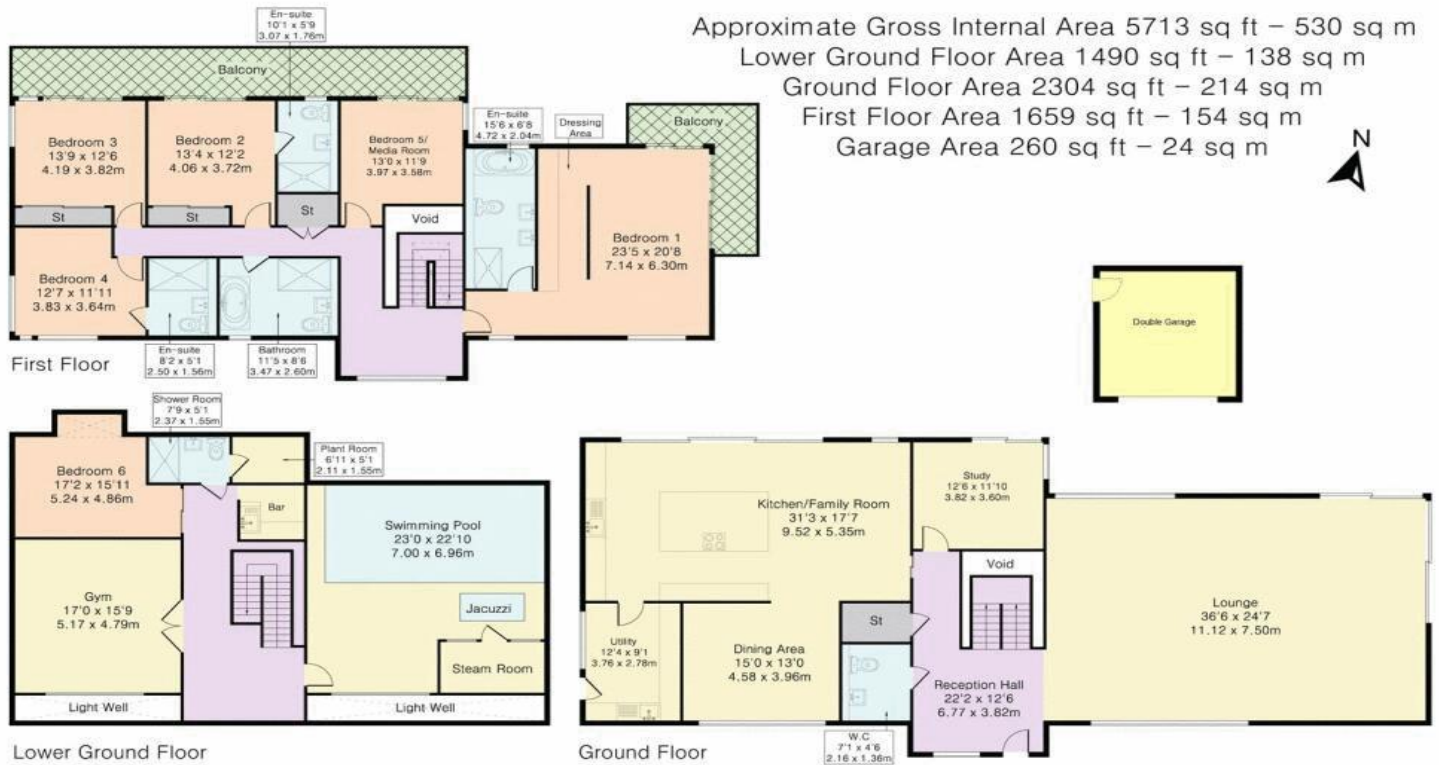


**27 Chapel Lane**  
Hertford, SG14 2PA

**£2,295,000**



Thomas Childs & Co are delighted to present this exceptional five bedroom detached home in the desirable location of Letty Green. The thoughtful and beautifully designed accommodation extends to approximately 5,713 sq ft with superb leisure complex including wonderful entertainment area with bar, indoor heated swimming pool, steam room, jacuzzi and gymnasium. This outstanding five bedroom, five bathroom, three reception room contemporary home incorporates a substantial feature staircase, floor to ceiling glass windows and offers stunning spaces with exquisite detailing. The home is designed for open plan family living and entertaining on a large scale. To the ground floor the property offers a reception hall, stunning kitchen/family room, lounge, dining area, study, downstairs cloakroom and utility room. The first floor comprises of principal bedroom with en suite bathroom and balcony, two further bedrooms, three further bathrooms (two en suite), media room/art room/bedroom, with a glass balcony running across the rear of the property. The lower ground floor offers a luxury spa including swimming pool, gymnasium, steam room, jacuzzi and gymnasium, plus a further bedroom. The property is approached via a gated drive with off street parking and a double garage. To the rear there is a large rear garden, mainly laid to lawn with koi carp pond, sunken seating area, very large entertaining terrace with sound system. This is a property which has been thoughtfully created with luxury, comfort and recreation in mind. Location: The property is located within one of the area's most sought after village locations, the rarely available Chapel Lane. Letty Green is an idyllic village surrounded by beautiful countryside including the popular Cole Green Way nature trail. The village primary school, Hertingfordbury Cowper JMI is a short distance away, as is the popular country pub, The Cowper Arms. Both Hertford and Welwyn Garden City are a short drive away providing excellent shopping, restaurants and schooling for all ages, along with a choice of mainline train station serving London. Local Authority: East Hertfordshire Council Tax Band: G



# Energy performance certificate (EPC)

27, Chapel Lane Letty Green HERTFORD SG14 2PA	Energy rating <b>B</b>	Valid until: 7 April 2030
		Certificate number: 8670-7834-6650-5988-5206

Property type	Detached house
Total floor area	452 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

## Features in this property

<https://find-energy-certificate.service.gov.uk/energy-certificate/8670-7834-6650-5988-5206>

1/5

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.