

Sauncey Wood

Harpenden, AL5 5DP

An impressive detached residence extending to over 3,000 sq ft, set within mature grounds of more than half an acre in a desirable semi-rural setting. The property offers five generously proportioned bedrooms, three elegant reception rooms, and an open-plan kitchen/breakfast room featuring a vaulted ceiling and galleried landing above. The beautifully maintained, southwest-facing garden is both private and picturesque, bordered by mature trees and ideal for outdoor entertaining. Sauncey Wood is a highly sought-after and peaceful hamlet, characterised by substantial homes set within large private plots, and surrounded by rolling Hertfordshire countryside. ** Chain free **

Guide price £2,350,000

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- Smallbone kitchen with Aga
- Two staircases
- Manicured gardens
- 3,302 Sq ft including car port
- Inset wood burner
- Extensive rear decking (over 1,000 square feet) & Hot Tub
- Walking distance to excellent schooling
- 0.6 acre plot
- Driveway & large oak framed car port
- Council Tax Band H

Entrance Hall

Living Room

19'5" x 13'5" (5.93 x 4.09)

Dining Room

13'5" x 13'5" (4.11 x 4.09)

Study

13'5" x 8'6" (4.11 x 2.61)

Kitchen/Breakfast Room

26'4" x 22'1" (8.03 x 6.74)

Pantry

Utility Room

17'6" x 6'2" (5.34 x 1.89)

Cloakroom

Landing

Bedroom One

19'11" x 17'6" (6.09 x 5.35)

En-suite with bath and shower

Gallery

Bedroom Two

13'6" x 12'0" (4.12 x 3.66)

Bedroom Three

13'6" x 12'2" (4.12 x 3.71)

Bedroom Four

11'3" x 9'0" (3.44 x 2.75)

Bedroom Five

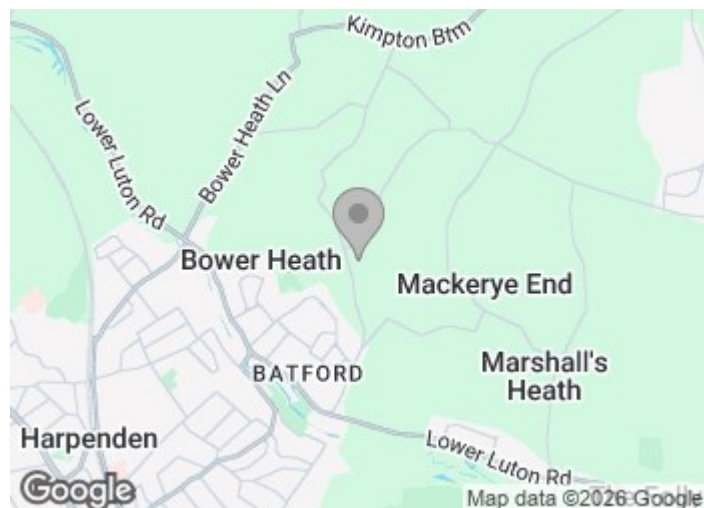
10'1" x 7'0" (3.08 x 2.14)

Shower Room

Bathroom

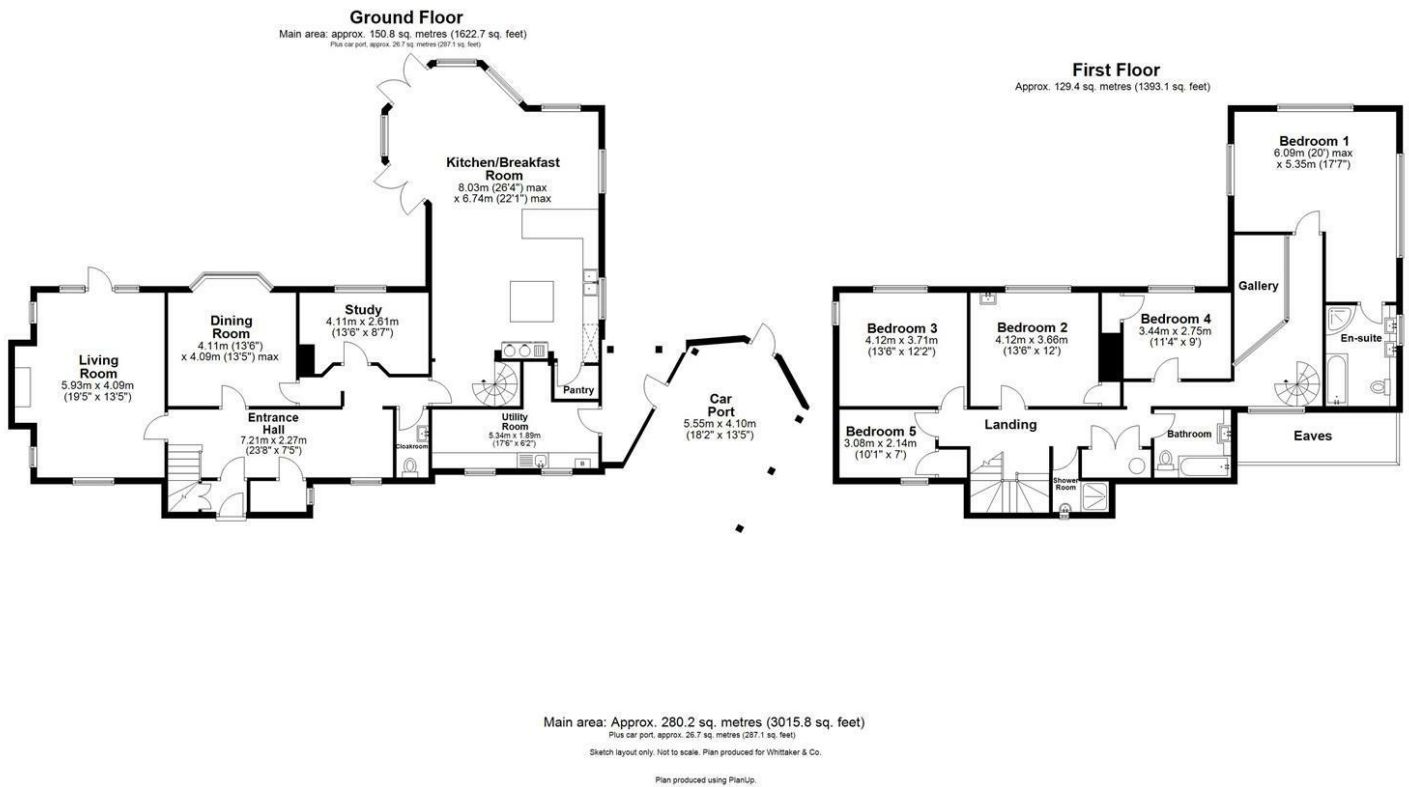
Car Port

18'2" x 13'5" (5.55 x 4.10)





Floor Plan



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