



Blackmore Manor

Blackmore End, AL4 8LZ

Sharing this exclusive close with just four other properties, this tastefully presented detached residence offers a well-proportioned interior of approximately 3,713 sq ft (including the attached garage). The living room, reception hall and dining area are arranged in a favourable open-plan layout, while the notable Dwayne Edwards kitchen/breakfast room incorporates a generous range of appliances, a large island and Silestone quartz worksurfaces.

Guide price £1,795,000

Blackmore Manor

Blackmore End, AL4 8LZ



- Quiet close of just five beautiful detached properties
- Generously proportioned L-shaped family room
- Guest bedroom with en-suite shower room, plus four further bedrooms and a family bathroom
- Spacious living room with bi-fold doors, open-plan to the dining room
- Stunning 'Dwayne Edwards' handcrafted kitchen/breakfast room with large adjoining utility room
- Nearby historic Mid Herts Golf Club and a charming country pub, with access to numerous countryside walks
- Dining room with a feature spiral wine cellar and automated glass door
- Master bedroom with vaulted ceiling, fitted dressing area and en-suite bathroom
- Wheathampstead shops (1.9 miles), Harpenden Station (5.1 miles)

GROUND FLOOR

Reception Hall
19'8 max x 13'10 max (5.99m max x 4.22m max)

Cloakroom

Living Room
23'7 x 17'3 (7.19m x 5.26m)

Family Room
24'9 x 19'8 (7.54m x 5.99m)

Dining Room
19'8 x 12'11 (5.99m x 3.94m)

Spiral Wine Cellar

Kitchen/Breakfast Room
25'1 x 15'3 (7.65m x 4.65m)

Utility Room

18'1 x 11'3 max (5.51m x 3.43m max)

FIRST FLOOR

Landing

Master Bedroom
13'3 x 12'2 (4.04m x 3.71m)

Fitted Dressing Area
13' x 12'11 (3.96m x 3.94m)

En Suite Bathroom

Bedroom Two
20'2 x 13'7 (6.15m x 4.14m)

En Suite Shower Room

Bedroom Three

14'1 x 9'11 (4.29m x 3.02m)

Bedroom Four

13'5 x 10'6 (4.09m x 3.20m)

Bedroom Five

11'2 x 9'11 max (3.40m x 3.02m max)

Family Bathroom

EXTERNALLY

Double Width Garage
19'5 x 18'9 (5.92m x 5.72m)

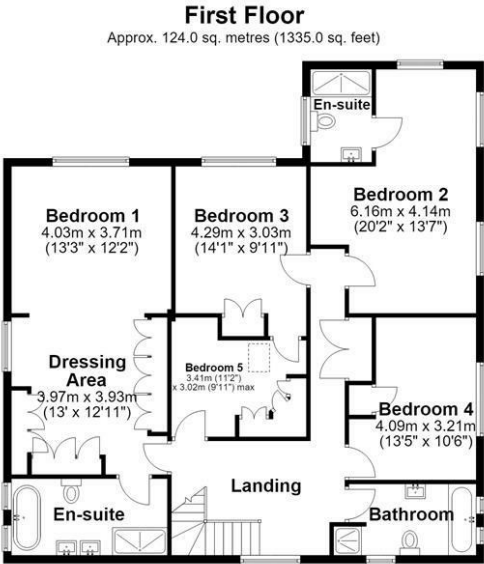
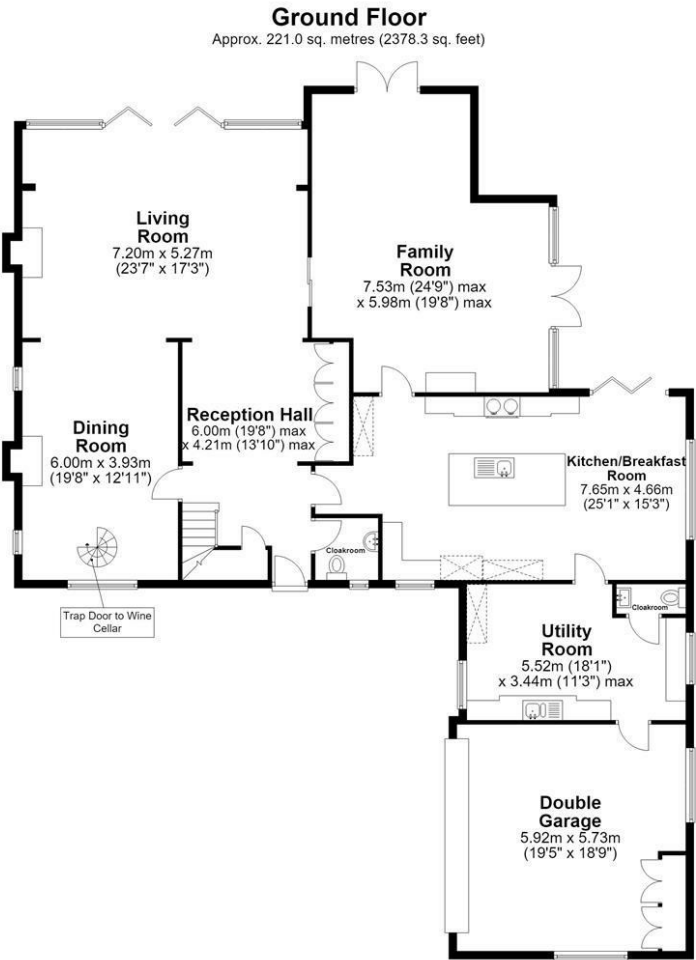
Block Paved Drive

Rear Garden





Floor Plan



Total area: approx. 345.0 sq. metres (3713.3 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

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