



Willow Mews, Flaunden, Hertfordshire, HP3 0PY


SOVEREIGN
ESTATES

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Presenting a breathtaking, brand new detached family home in the idyllic village of Flaunden, a rare opportunity to acquire an impeccably designed property arranged over 2,088 sq ft. This high-specification residence has been finished to an exceptional standard, blending contemporary style with comfort and energy efficiency.

The accommodation comprises four generously proportioned double bedrooms, two of which boast sleek en-suite bathrooms for added privacy and luxury. An opulent family bathroom serves the remaining bedrooms, all finished with the finest materials.

The ground floor is a showcase of open-plan sophistication, enhanced by underfloor heating throughout, powered by an energy-efficient air source heat pump supplying both heating and hot water. Every element has been considered for modern family living and energy-conscious homeowners, further assured by a full ten-year warranty for complete peace of mind.

Outside, the property exudes tranquillity, set on the edge of Flaunden, a beautifully landscaped community mainly for the over 55's, offering a truly peaceful setting alongside far-reaching rural views to the rear.

The garden is a true highlight, featuring a generous lawn and a sleek porcelain patio, perfectly suited for al fresco dining or relaxing on warm summer evenings. Driveway parking ensures convenient everyday access.

Nestled in the heart of Flaunden, this home promises a serene village lifestyle. The village itself is renowned for its friendly atmosphere and scenic charm, with two welcoming pubs offering the perfect spot for socialising or unwinding. Immerse yourself in local history at the picturesque St Mary's Church or join community events at the village hall. For families, the nearby villages of Bovingdon, Chorleywood, and Little Chalfont provide a wealth of amenities, reputable schools, and day-to-day essentials.

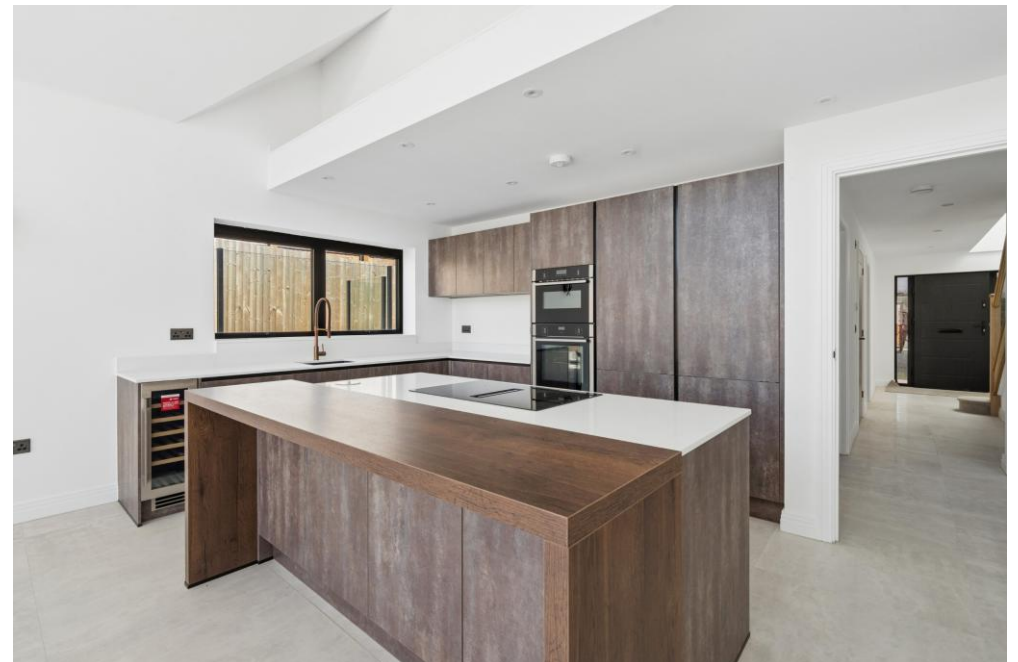
Commuters will appreciate the excellent connectivity, with Chorleywood station offering direct rail services to London in just 30 minutes—bringing the best of both countryside serenity and city accessibility.

This distinguished home is a superb option for families or professionals seeking grandeur, privacy, and style in an enviable location.

Individually crafted to the highest standards, this outstanding, high-specification detached residence offers the finest in tranquil luxury living. This instinctively warm family home delivers a harmonious balance of contemporary style and picturesque rural surroundings.

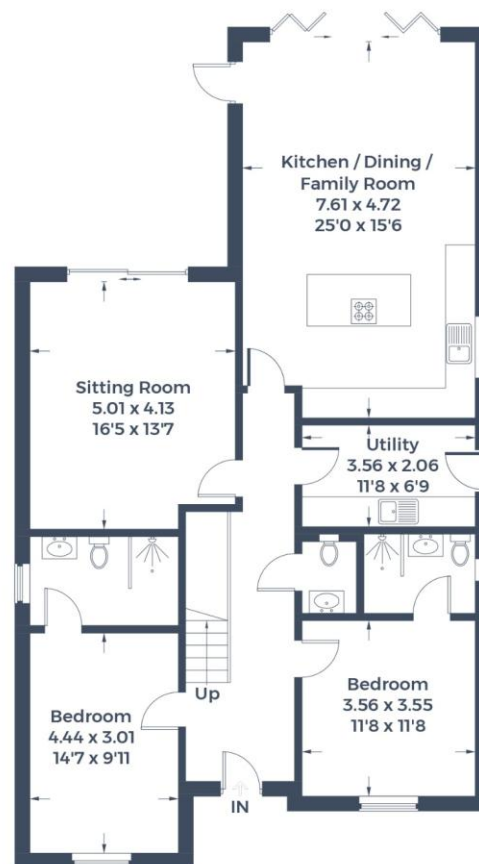
Freehold | Council Tax band G | EPC TBC

Guide Price £1,070,000

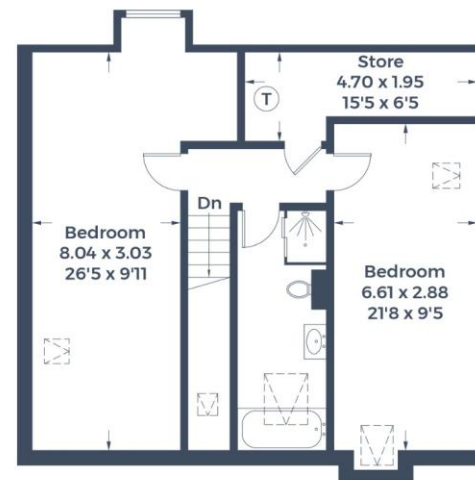




Approximate Gross Internal Area
 Ground Floor = 120.3 sq m / 1,295 sq ft
 First Floor = 73.7 sq m / 793 sq ft
 Total = 194.0 sq m / 2,088 sq ft



Ground Floor



First 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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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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