



Birch Lane, Flaunden, Hemel Hempstead

In Excess of £800,000

proffitt
& holt





Birch Lane

Flaunden, Hemel Hempstead



Nestled within an idyllic rural setting and enjoying uninterrupted views across open fields to the rear, this exceptional four-bedroom semi detached family home has been thoughtfully extended and comprehensively refurbished to an exacting standard throughout.

Combining tasteful contemporary interiors with an abundance of traditional character, the property offers spacious and versatile accommodation perfectly suited to modern family living. At the heart of the home lies a stunning open-plan kitchen, dining and living space, beautifully designed for both everyday life and entertaining. Flooded with natural light from an impressive roof lantern and framed by bi-fold doors opening onto the garden, this sociable space seamlessly connects the indoors with the outdoors.

The accommodation is arranged over two floors and includes a welcoming entrance hall, a separate utility room, and a convenient downstairs W/C. The sleek and spacious kitchen with large island has been finished with quality fixtures and fittings, creating a home that is both stylish and practical. The first floor hosts four well-proportioned bedrooms, including a truly spectacular principal suite. Featuring a vaulted ceiling and striking cathedral-style window that perfectly captures the surrounding countryside views, it provides a luxurious retreat, complemented by a contemporary en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom.

Outside, the landscaped west-facing rear garden has been designed to make the most of its sunny aspect and peaceful outlook across neighbouring fields, offering an ideal setting for al fresco dining, entertaining, or simply relaxing in complete privacy. To the front, the property benefits from ample off-road parking, enhancing its practicality for family life.

This outstanding home presents a rare opportunity to acquire a beautifully finished countryside residence that effortlessly blends character, comfort and modern convenience.



Birch Lane

Flaunden, Hemel Hempstead

Situated in a beautiful rural setting in one of Hertfordshire's prettiest villages, Flaunden is located between Chipperfield, Bovington and Sarratt where local shops provide for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger town of Hemel Hempstead is within approximately three miles drive. For the commuter Hemel Hempstead mainline station provides a service into London (Euston approx 40 mins) and Junction 20 of the M25 is approx five miles drive.

- Rural Setting Backing On To Fields
- Extended and Refurbished Throughout
- Master Bedroom Suite with Vaulted Ceiling and Cathedral Style Window
- Open Plan Kitchen & Living Spaces
- Bi-Fold Doors & Roof Lantern
- Landscaped West Facing Rear Garden
- Tasteful Modern Interiors Alongside Traditional Features
- Utility Room
- Separate Downstairs WC
- En-Suite Shower Room To Master Bedroom





General Information

EPC - Energy Efficiency Rating: D

Council Tax Band: E

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

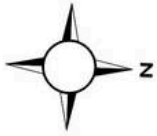
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





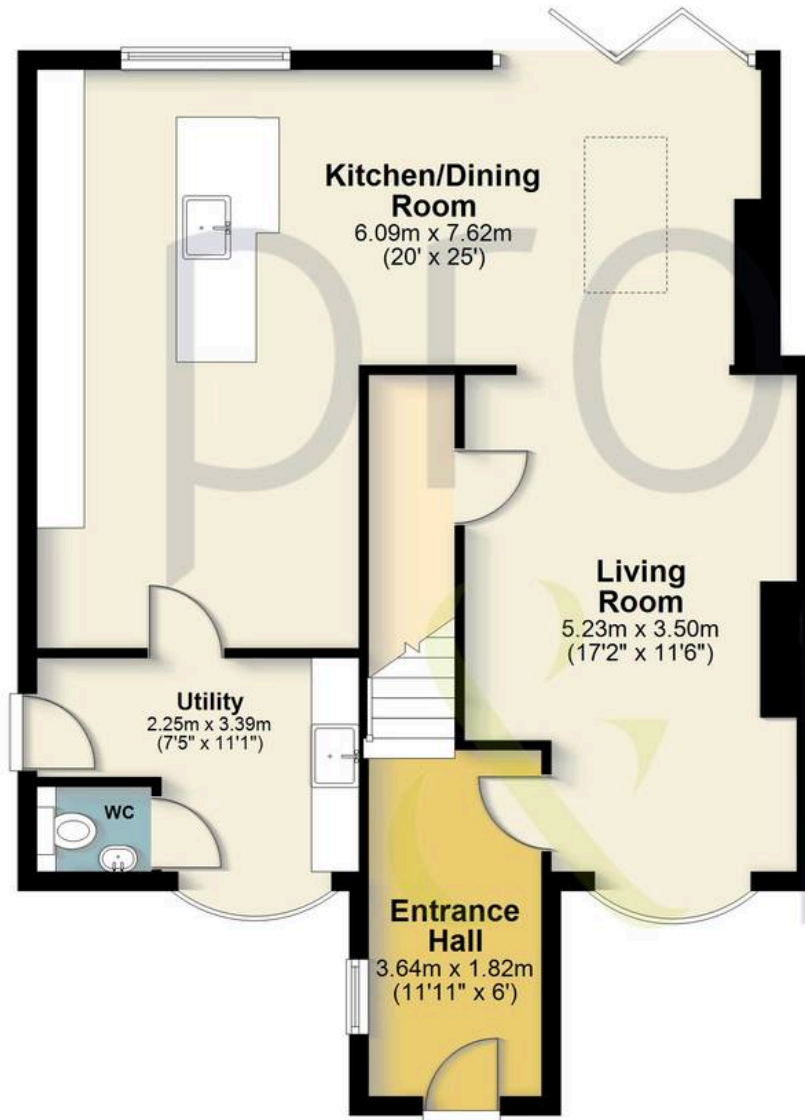






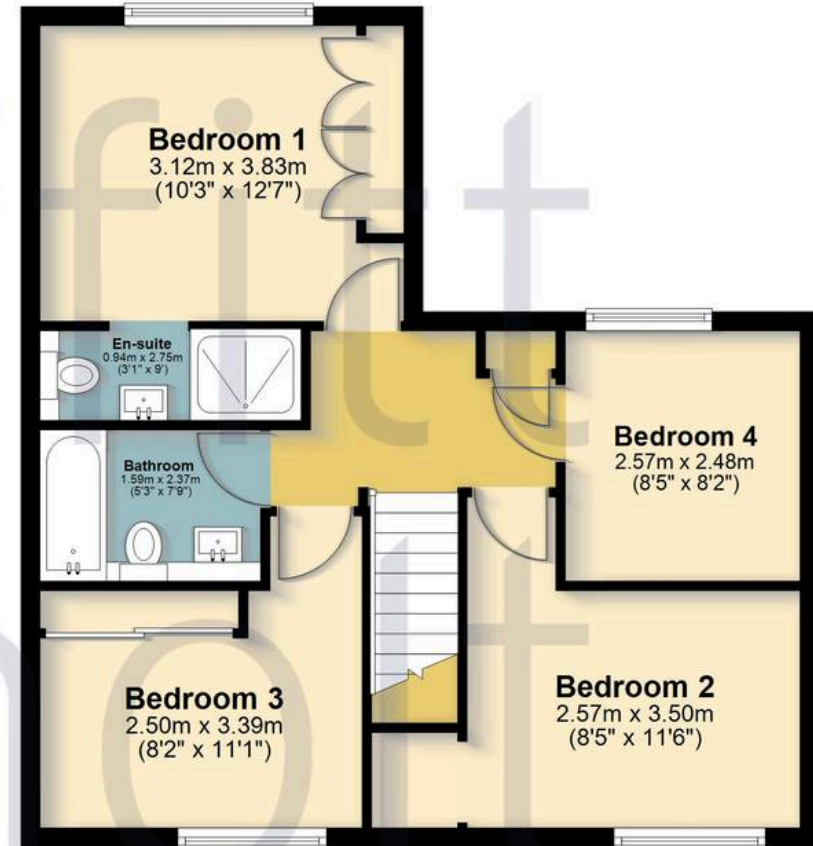
Ground Floor

Approx. 71.1 sq. metres (764.9 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 125.3 sq. metres (1348.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • stlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

