



## Hammonds House

Harpenden, AL5 2NR

Impressive, beautifully presented, six bedroom (all en-suite) home of circa 6,114 sq ft situated on a west facing, 0.45 acre plot with gated entrance. Vast living and entertaining space including home cinema and gym. A peaceful location with stunning views of open countryside and a short drive to Harpenden town centre and station.

**Guide price £3,750,000**

# Hammonds House

Harpenden, AL5 2NR



- Fabulous house with gated entrance
- 0.45 acre west facing plot
- Stunning views of open countryside
- Six bedrooms (all en-suite)
- Home cinema, gym & lift
- Triple garage
- Circa 6,114 sq ft
- Vast living & entertaining space
- Council Tax Band H

## Entrance Hall

## Kitchen/Dining/Family Room

29'7" x 27'4" (9.03 x 8.34)

## Utility Room

## W/C

## Play Room

15'7" x 12'4" (4.75 x 3.76)

## Lift

## Study

14'7" x 9'9" (4.45 x 2.98)

## Sitting Room

21'9" x 15'7" (6.64 x 4.76)

## Cinema

26'9" x 15'4" (8.16 x 4.68)

## Wine Cellar

## Gym

16'7" x 15'3" (5.06 x 4.67)

## Boiler Room

9'8" x 9'6" (2.97 x 2.91)

## Store Room

## Bedroom One

21'10" x 15'8" (6.67 x 4.78)

## Dressing Room

## En-suite with bath & shower

## Bedroom Two

16'0" x 12'4" (4.90 x 3.77)

## En-suite with shower

## Bedroom Three

16'0" x 10'5" (4.89 x 3.19)

## En-suite with shower

## Bedroom Four

## En-suite with shower

## Landing

## Bedroom Five

18'8" x 15'4" (5.70 x 4.69)

## Dressing Room

## En-suite with shower

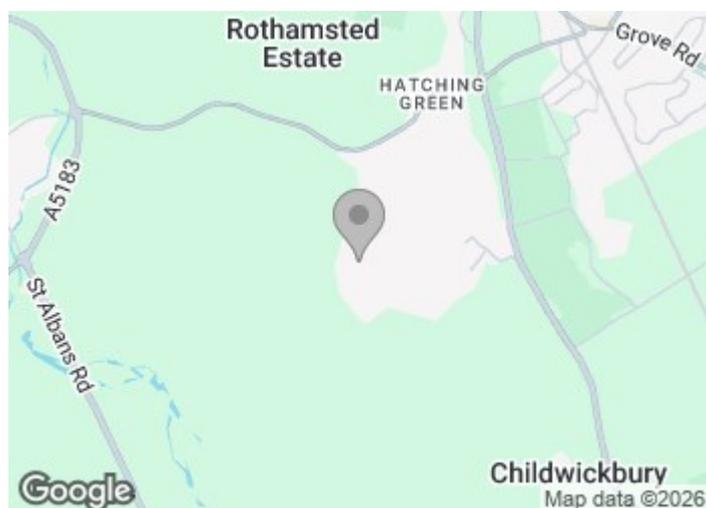
## Bedroom Six

17'7" x 13'9" (5.38 x 4.20)

## En-suite with shower

## Garage

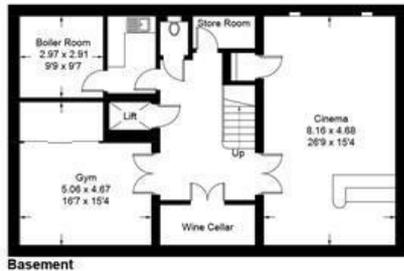
28'0" x 19'10" (8.54 x 6.06)





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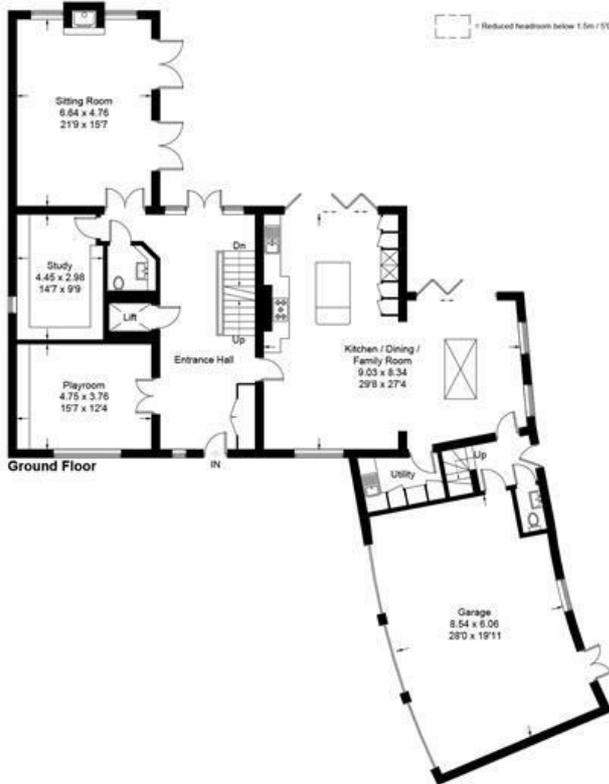
Approximate Gross Internal Area = 515.4 sq m / 5548 sq ft (Excluding Eaves)  
 Garage = 52.6 sq m / 566 sq ft  
 Total = 568.0 sq m / 6114 sq ft



Basement



Second Floor



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. (ID1272568)

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