



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

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- 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

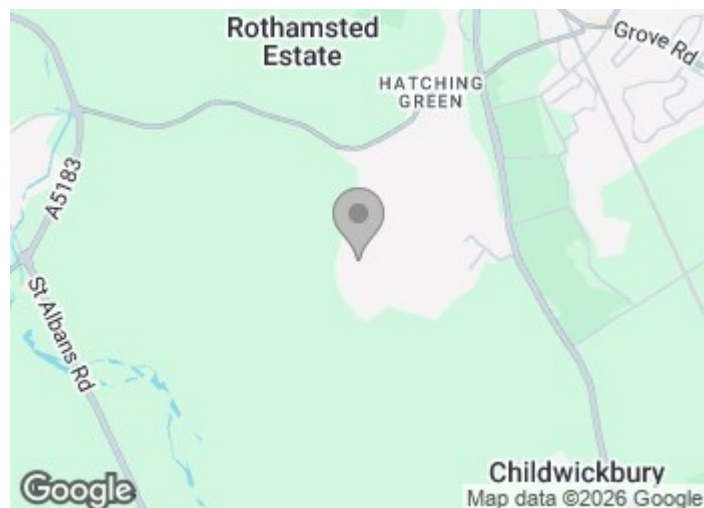
Bedroom Six

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



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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