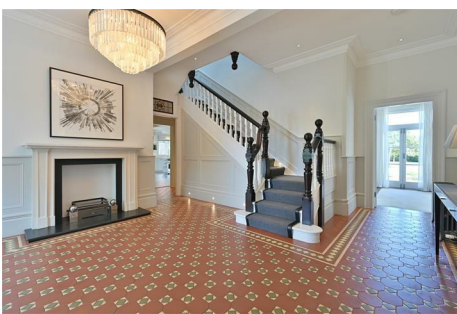




Hatching Green

Harpenden, AL5 2JY

A rare opportunity to acquire one of Harpenden's finest homes. This stunning character property sits within an acre of beautifully landscaped grounds. Comprising a 5 bedroom home, indoor pool and bar complex and a separate one bedroom cottage. Completely renovated throughout by our clients to an exacting standard. Located in the desirable Hatching Green area, within walking distance of the town centre and station.

Guide price £6,950,000

Hatching Green

Harpenden, AL5 2JY



- Gated detached Family home
- Set in just over 1 acre with a southerly aspect
- Landscaped gardens
- Beautifully presented throughout
- Indoor swimming pool with bar
- Totalling over 8,000 sq ft
- Recently renovated
- Separate one bedroom cottage
- Council tax band H

Reception Hall

18'9" x 15'3" (5.74 x 4.67)

Boot Room

Cloakroom

Kitchen/Breakfast/Family Room

35'9" x 19'9" (10.91 x 6.02)

Utility Room

Dinnig Room

19'0" x 13'5" (5.80 x 4.09)

Music Room

15'2" x 14'1" (4.64 x 4.30)

Living Room

19'5" x 16'5" (5.92 x 5.02)

Office/Study

18'0" x 16'5" (5.49 x 5.02)

Plant room

14'2" x 9'1" (4.32 x 2.78)

Bedroom One

22'7" x 14'11" (6.89 x 4.56)

En-Suite

Dressing Room

14'0" x 11'9" (4.29 x 3.6)

Bedroom Two

16'5" x 14'3" (5.02 x 4.35)

Bedroom Three

15'3" x 11'10" (4.66 x 3.63)

Family Bathroom

Bedroom Four

14'0" x 9'11" (4.29 x 3.03)

Bedroom Five

13'2" x 9'3" (4.03 x 2.84)

En-Suite

Lobby

Shower Room

Gym

23'7" x 15'1" (7.19 x 4.62)

Bedroom 6

11'5" x 11'3" (3.5 x 3.45)

Pool Reception

Pool Bar

Shower Room

Pool Room

55'9" x 28'6" (17m x 8.70)

Double Garage

25'6" x 22'3" (7.79 x 6.79)

Garden Store

12'0" x 7'2" (3.66 x 2.2)

Pump Room

15'8" x 13'1" (4.8 x 4)

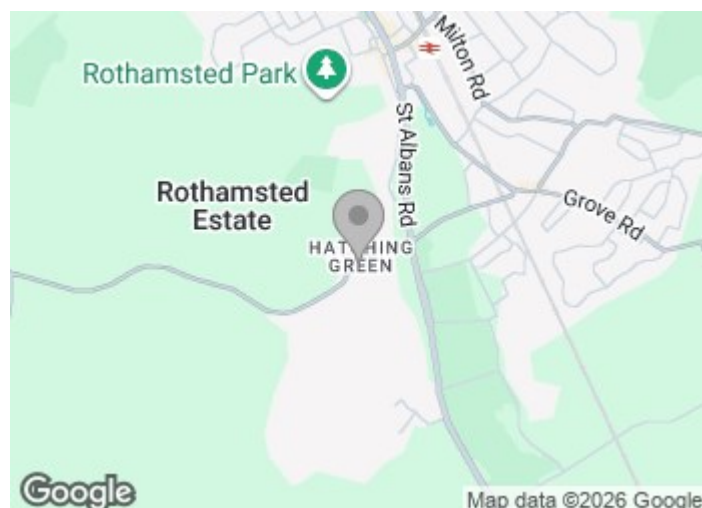
Home Cinema

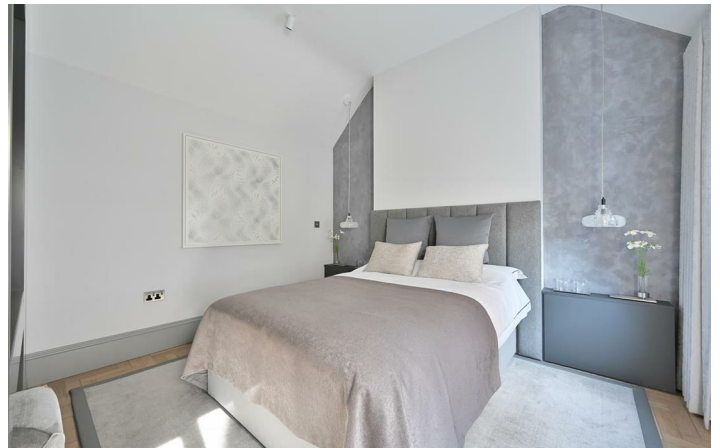
22'4" x 15'7" (6.81 x 4.76)

Shower Room

Garden Pod

15'8" x 10'9" (4.79 x 3.3)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

