



27 Highclere Drive, Hemel Hempstead, HP3 8BY

# 27 Highclere Drive

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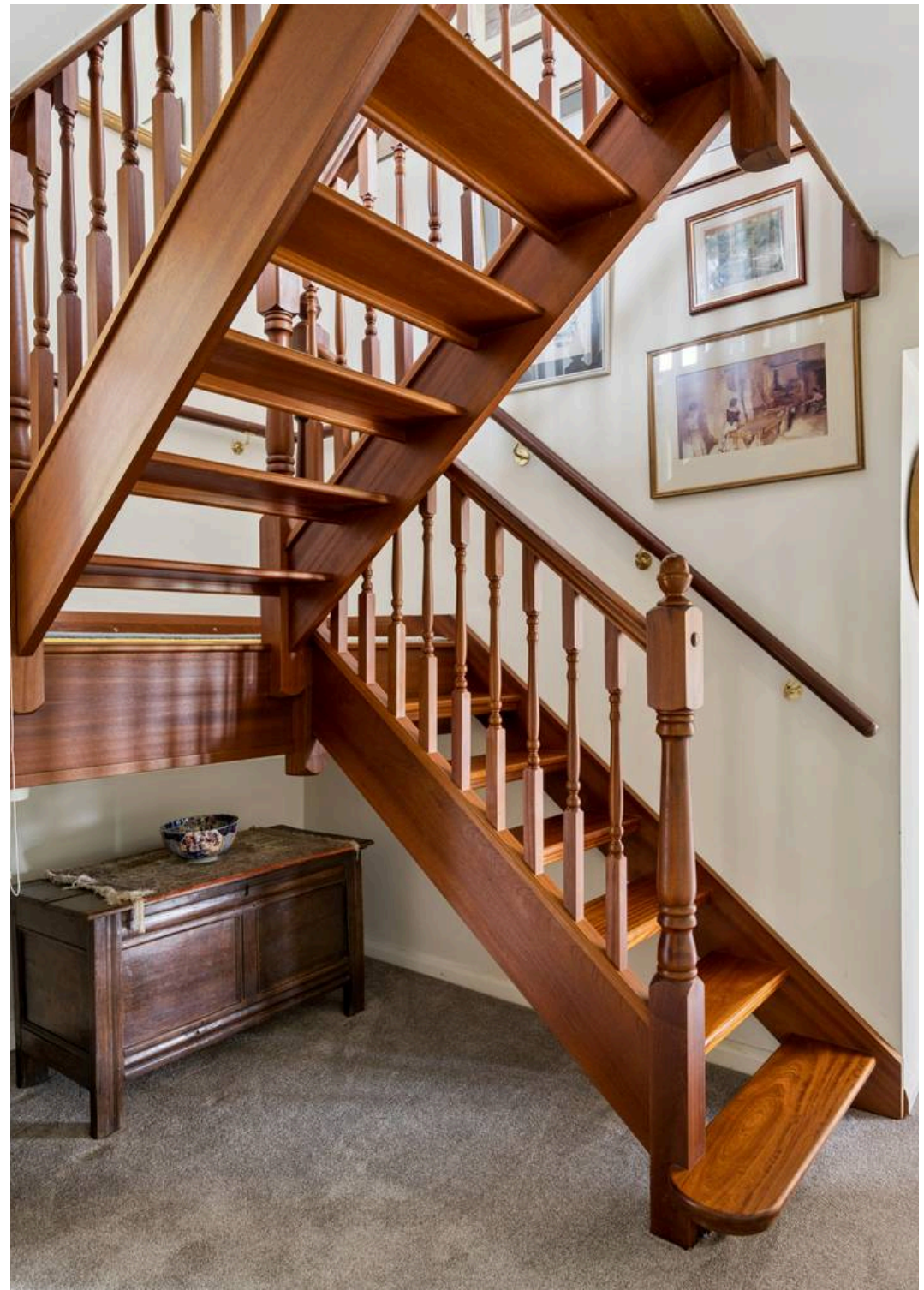
Occupying arguably one of the most privileged positions within the highly sought-after Longdean Park, this distinguished five-bedroom detached residence sits on an exceptional 0.42-acre plot, enjoying an elevated frontage with sweeping, far-reaching views, while to the rear lies a beautifully level, mature garden offering outstanding privacy, tranquillity and space.

Available to the market for the first time in five decades, this substantial home extends to approximately 3,102 sq ft and has been thoughtfully enlarged over the years, including the addition of the extension above the garage in 1982. The result is a beautifully proportioned, light-filled family residence with exceptional potential. Set within a peaceful, secure and highly regarded residential enclave, the property presents a rare opportunity to create a truly bespoke home, subject to the necessary planning consents, in one of the area's most desirable locations.

The accommodation is both generous and versatile, beginning with an impressive entrance hall that immediately conveys a sense of scale and elegance. The principal reception room enjoys a dual aspect, flooding the space with natural light while framing the elevated outlook, and is complemented by a separate dining room, ideal for both formal entertaining and family gatherings. The spacious kitchen/breakfast room forms the heart of the home and is supported by a study, utility room, cloakroom and rear porch, which provides access to a substantial double garage/workshop with an electric up-and-over door.

The first floor is equally impressive, with the principal suite extending to almost 400 sq ft and featuring a separate dressing room and a generous four-piece en-suite bathroom. Four further well-proportioned bedrooms are served by a family bathroom, offering excellent flexibility for growing families, guests or those requiring dedicated home-working space.

Offered to the market chain free, this is an exceptionally rare opportunity to acquire a substantial family home on one of Longdean Park's finest plots. Occupying a generous 0.42-acre plot, the property offers exciting scope, subject to the necessary planning permissions, to create a magnificent residence of up to approximately 7,000 sq ft, perfectly tailored to individual tastes and modern family living.

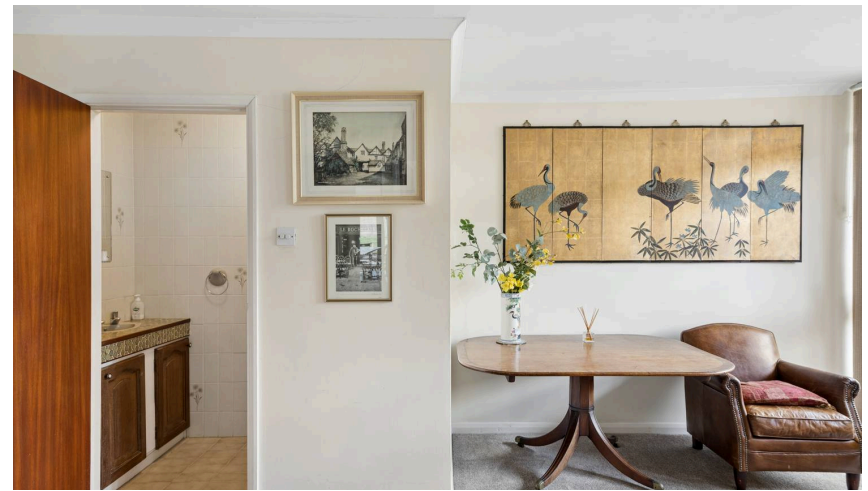




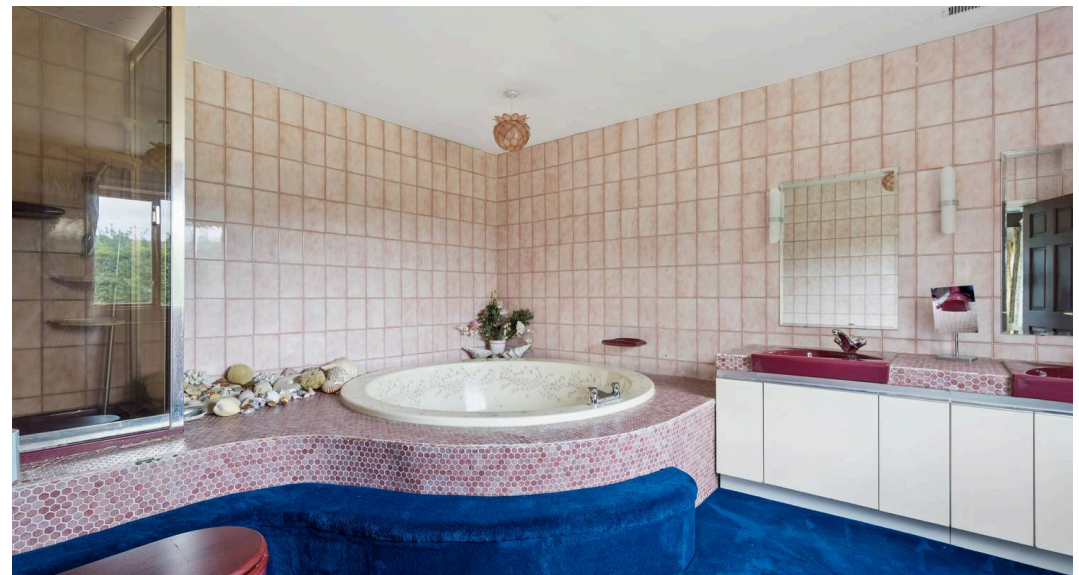


## 27 Highclere Drive

- Detached five-bedroom family home
- Sought-after Longdean Park location
- Elevated position with far-reaching front views
- Generous, level rear garden offering privacy and seclusion
- Plot Size 0.42 Acres
- Approx. 3,102 sq ft of accommodation
- Extended over time to create spacious, versatile living
- Lounge with dual-aspect windows and elevated outlook
- Impressive principal suite (nearly 400 sq ft)
- Substantial garage/workshop with electric up-and-over door
- Excellent potential for modernisation and redevelopment (STPP)









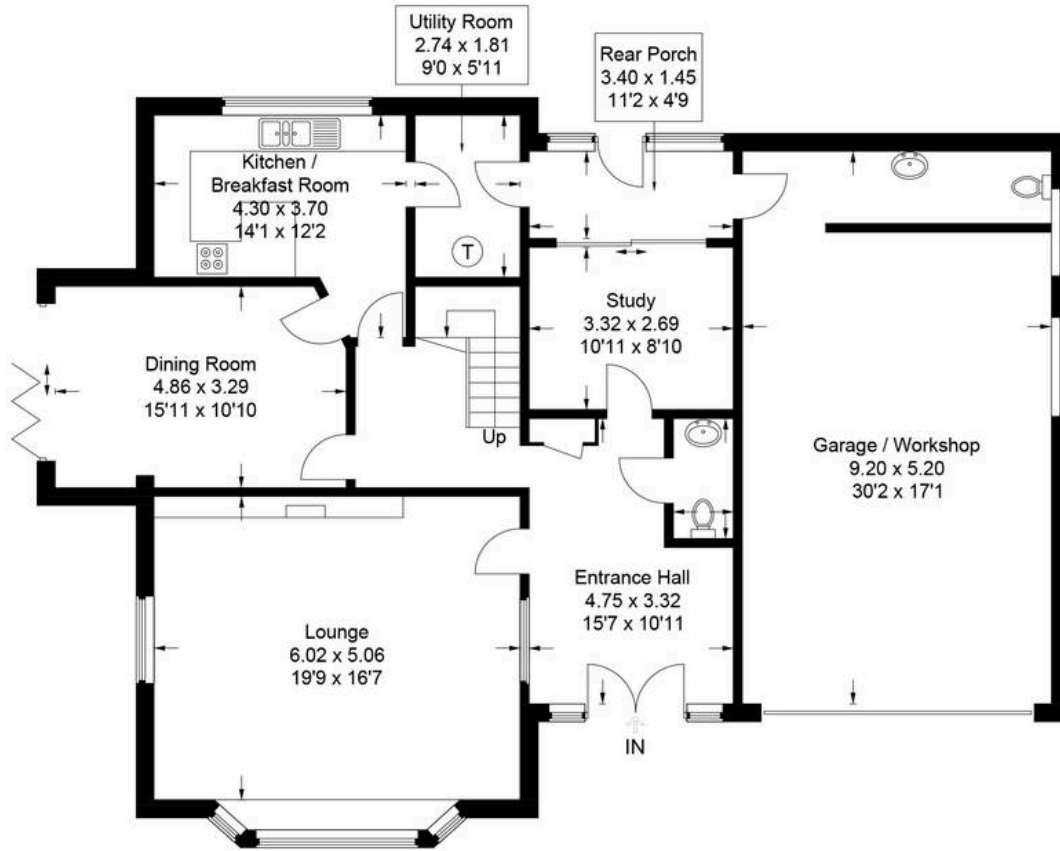
Longdean Park is an exclusive gated community, renowned for its excellent security and widely regarded as one of the area's most desirable residential locations. Prized for its peaceful, leafy surroundings and strong sense of community, it is characterised by attractive family homes, quiet roads and an abundance of mature trees, offering a wonderful balance of tranquillity and convenience. At its heart lies The Spinney, a cherished area of woodland and open green space, providing picturesque walks and a natural haven for residents to enjoy throughout the seasons.

The area is particularly appealing to families, with the award-winning Abbots Hill School close by. Renowned for its outstanding educational standards, nurturing environment and beautiful campus, the school has earned an excellent reputation for helping pupils flourish both academically and personally. Together with a selection of other highly regarded local schools, Longdean Park offers an exceptional setting for family life.

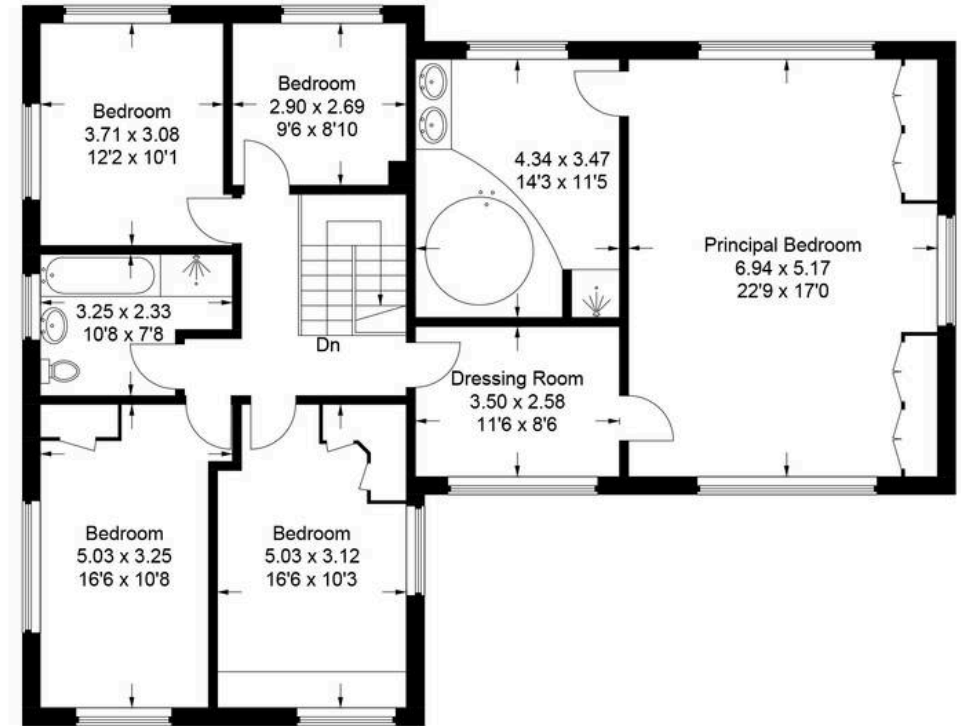
Despite its peaceful setting, Longdean Park is exceptionally well connected. The nearby town centres of Hemel Hempstead and Berkhamsted offer an excellent selection of independent shops, cafés, restaurants and leisure facilities, while the charming village of Leverstock Green provides a range of everyday amenities and independent shops. Kings Langley railway station offers fast and frequent services to London Euston in as little as 24 minutes, making it an ideal location for commuters. Excellent road links via the M1 and M25 further enhance accessibility, placing London, the surrounding countryside and major airports all within easy reach.



Approximate Gross Internal Area  
 Ground Floor = 157.2 sq m / 1,692 sq ft  
 First Floor = 131.0 sq m / 1,410 sq ft  
 Total = 288.2 sq m / 3,102 sq ft  
 (Including Garage)



**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.



## Fine & Country

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