



Chaileys

Sheethanger Lane | Felden | Hertfordshire



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A superb five bedroom, three bathroom detached residence, extended and refurbished to an exceptional standard by Woodenstone Ltd, in an exclusive private road within the desirable hamlet of Felden.

Hemel Hempstead Town Centre 2 miles, Mainline Station (Euston 30 minutes approx.) ¾ mile, Berkhamsted 4 miles, M1 (Junction 8) 5 miles, M25 (Junction 20) 5 miles

Ground Floor

Oak Entrance Porch • Reception Hall • Cloakroom
Drawing Room • Sitting Room • Dining Hall • Garden Room
Study • Kitchen/Breakfast/Family Room • Utility Room

First Floor

Galleried Landing • Master Bedroom Suite with Bathroom and Dressing Room • Guest Bedroom Suite with Bathroom Three Additional Double Bedrooms • Family Bathroom

Exterior

Detached Double Garage with Workshop Area and First Floor Office Room • Attractive Gardens • About A Third of an Acre

FREEHOLD FOR SALE BY PRIVATE TREATY

Description

'Chaileys' was constructed in the early 1980's to a high standard and spacious design. However; it has just undergone a comprehensive programme of refurbishment and enlargement, to completely transform the property into a stunning, contemporary home of exceptionally spacious proportions and stylish design. The project has been undertaken by prestige developers, Woodenstone Ltd, who, over the last decade, have established a reputation for creating 'bespoke homes of distinction'.



Of traditional cavity wall construction beneath a clay plain tiled roof, 'Chaileys' is finished to a high specification and a great deal of attention to detail. It complies with all the latest Building Regulations for insulation, heating, lighting and plumbing, with a completely new electrical wiring system, new gas central heating to a combination of under floor heating downstairs and radiators upstairs, plus high pressure Mega-flow hot water cylinder providing mains pressure water to all taps. The accommodation is well planned, the rooms being light and bright, with many having a double and even triple aspect. The new high performance double glazed windows all enjoy an attractive outlook onto the newly landscaped gardens.

Accommodation

The house is entered via a welcoming gable porch, hand-made from green oak and with a matching front door opening into a spacious entrance hall, which has a bespoke oak and glass staircase leading to the first floor. The entrance hall opens into a dining area, which features a traditional stone fireplace and bi-folding oak/glazed doors leading into the newly created garden room. This room has a vaulted ceiling, triple aspect windows and double doors leading out to both morning and evening terraces. The drawing room is also triple aspect and has doors onto the evening terrace, whilst both the kitchen and sitting room have matching doors opening out onto the patio at the rear.

The kitchen includes a breakfast area and family room and is fitted with Smallbone of Devizes hand painted kitchen units, topped by granite work surfaces. There is a Miele hob and cooker hood, with Neff American fridge/freezer, Neff oven and microwave and integrated Neff dishwasher. The separate utility room has plumbing for a washing machine and tumble dryer; water softener and gas condensing central heating boiler.

On the first floor all five of the double bedrooms have built-in wardrobe cupboards. The master bedroom suite is fitted with a range of American walnut finished wardrobes and matching units in the separate dressing room, fitted by Luke Jones Furniture of Bovingdon. The luxuriously appointed en suite bathroom, is fitted with white sanitary ware and has a large walk-in shower. The second bedroom also has its own luxury en suite and there is a large family bathroom with shower, serving the remaining three bedrooms.

Exterior

The house is set well back from the road, behind an attractive front garden and driveway, which provides parking for several vehicles, in addition to

access to the large detached double garage. This has twin up and over doors, power and light and a side door to the rear lobby/workshop area, which has a staircase to the first floor office/studio room (this area has been left ready to be fitted by the purchasers to their own requirements).

The rear garden has also been attractively landscaped with large Sandstone rear patio and side terraces, lawns and sculptured borders. There are a variety of semi-mature trees and shrubs and the whole provides a delightful secluded setting for the house.

Situation

'Chaileys' is situated in Sheethanger Lane, an exclusive private road in the much sought after hamlet of Felden. It lies about one and a half miles to the south of Hemel Hempstead and four miles from Berkhamsted. Felden enjoys a semi-rural ambience and is surrounded by rolling greenbelt countryside on the edge of the Chiltern Hills. It adjoins Sheethanger Common, which provides many woodland walks and Boxmoor Golf Course.

The neighbouring towns provide comprehensive amenities and a wide range of educational facilities including the renowned Public School for both boys and girls at Berkhamsted.

The mainline railway station at Boxmoor is within about three quarters of a mile, for services to London (Euston approximately 30 minutes). St Albans provides a fast service to Kings Cross/Thameslink and at Chesham there is the Metropolitan tube line to Baker Street and mainline to Marylebone. The nearby A41 bypass links with the M25 (Junction 20) at Kings Langley and the M1 (Junction 8) is available at Hemel Hempstead.

Services

Mains water, electricity and drainage, gas fired central heating.

Post Code

HP3 0BG

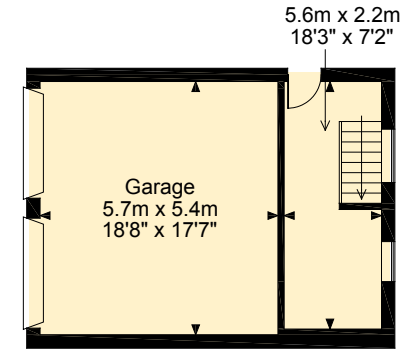
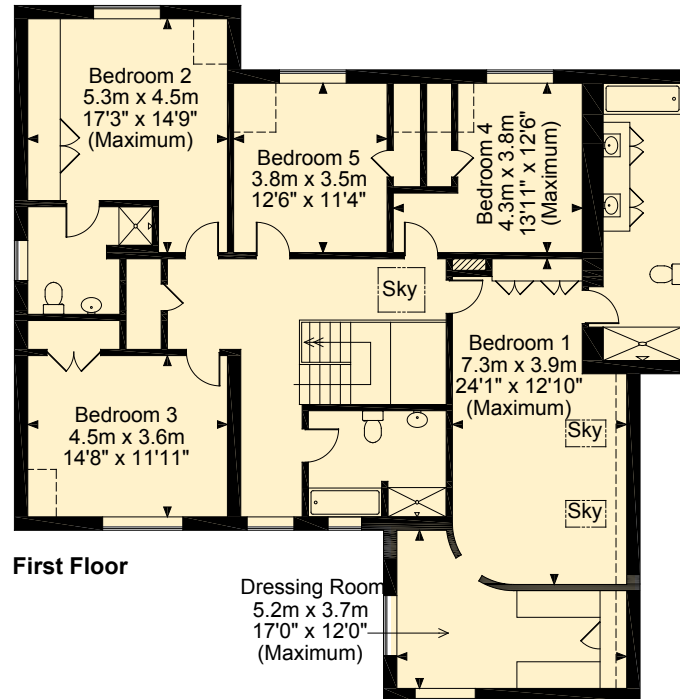
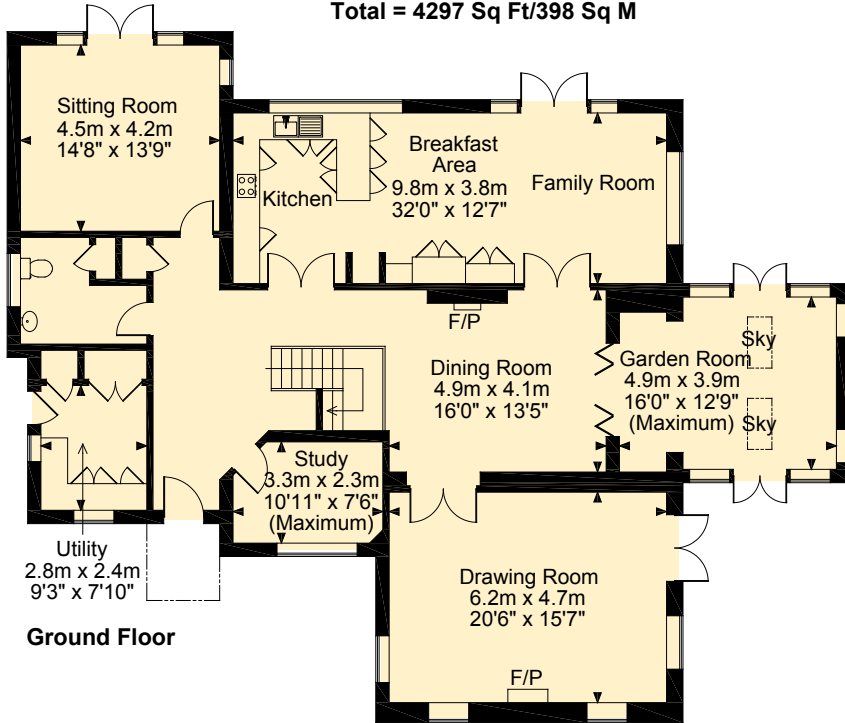
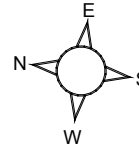
Directions

From Aitchisons office in Berkhamsted, proceed east along the A4251 towards Hemel Hempstead, crossing the A41 bypass and continuing to the traffic lights with the B4505. Proceed straight across these lights and turn immediately right at the next set of traffic lights into Felden Lane. Proceed to the top of the hill and turn left into Sheethanger Lane. Then take the first turning on the right hand side, which serves a cluster of homes, 'Chaileys' being the second on the left hand side.

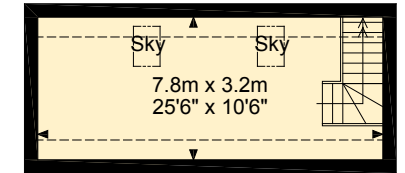


Chaileys, Sheethanger Lane, Felden, Hemel Hempstead

Approximate Gross Internal Area
Main House = 3644 Sq Ft/338 Sq M
Garage = 328 Sq Ft/30 Sq M
Outbuilding = 325 Sq Ft/30 Sq M
Total = 4297 Sq Ft/398 Sq M



Garage Ground Floor



Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

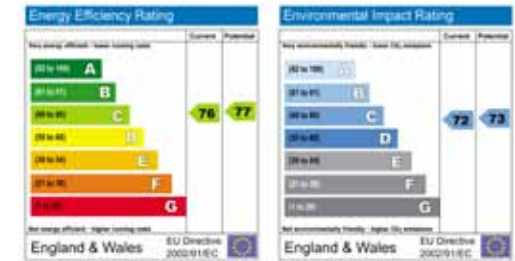
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COUNTRY HOUSE DEPARTMENT

154 High Street, Berkhamsted

Herts HP4 3AT

Tel: 01442 873901

www.aitchisons.co.uk

