



Further Felden

Longcroft Lane, Felden, Hertfordshire, HP3 0BN

Further Felden is a handsome Edwardian country home combining original elegance and features with the requirements for modern day family living including superb leisure facilities including a beautifully refurbished swimming pool and tennis court, set within beautiful grounds and surrounded by open countryside with exceptional views.

- Large Country Home
- 5 Bedrooms
- 5 Bathrooms
- Circa 1.75 acres
- Swimming Pool
- Tennis Court
- Substantial Outbuildings
- Semi rural Location
- Planning lapsed for replacement dwelling
- Close to Berkhamsted
- Hemel Hempstead train station just over a mile

Guide Price £3,000,000





Available for the first time in over twenty years, this stunning country home was constructed c1906 in the arts and crafts style using the highest build specification, with huge attention to detail, creating an impressive family home of significant architectural and historical interest. With lots of kerb appeal it's hard not to be impressed with its pleasing symmetrical design, grand appearance amplified by the extraordinary landscaping with a mature Wisteria gently turning the rear elevation purple twice yearly.

The current owners have invested significantly to update and maintain the house for future generations. The property offers generously proportioned accommodation with many original character features which include open fireplaces, original timber floors, quarry tiled flooring and the original grand oak staircase. The ground floor provides 4 reception rooms with the drawing room offering a light and spacious space with open fireplace, original timber floors, dual aspect windows and doors leading onto the terrace and garden beyond. There is also a wonderful family kitchen/breakfast room which leads to a snug or playroom, a dining room and study complete the reception space.

There are a total of 5 bedrooms, 4 on the first floor where you will find the master bedroom which enjoys a dressing room and refurbished en-suite, this room also offers exceptional views of the garden and the open countryside beyond, it offers a great vantage point from which to enjoy the ever-changing scenery throughout the seasons. There are a further 2 bathrooms on the first floor with a further bedroom suite on the second floor which once again enjoys a bathroom and dressing room.

Externally the property enjoys circa 1.75 acres of gardens, the house is set off of the road with mature hedging providing excellent levels of privacy, a sweeping gravel driveway offers extensive parking. At the rear of the property is a further vehicle access point which leads to a large work-shop which has power and light. The rest of the grounds remain private with mature hedged boundary with the exception of the rear of the property where a post and rail fence allows the owners to enjoy uninterrupted views over open farmland. The new owners will enjoy a recently refurbished swimming pool with large porcelain tiled terrace plus a recently refurbished tennis court.

The current owners previously sought and had approved planning consent for a larger replacement dwelling, this planning permission has since lapsed however there is every reason to believe it would be granted again. The planning approval can be seen on the Dacorum website searching planning ref. No: 4/00939/12/VOT.









LOCATION

Felden is a delightful hamlet surrounded by rolling greenbelt countryside on the edge of the Chiltern hills with nearby Sheethanger Common, in the ownership of the Boxmoor Trust, providing idyllic woodland walks. Whilst having a rural country feel Felden is still conveniently little more than a mile from Hemel Hempstead station which is situated in Boxmoor and provides a fast mainline commuter service into London Euston (about 26 minutes). The M25 with its connections to the general motorway network and London airports is accessible at Junction 20, about five miles away. Berkhamsted about 3.5 miles away provides a comprehensive selection of shopping facilities, restaurants and coffee houses as well as the renowned Berkhamsted private schools for both boys and girls.

Ground Floor
Approx. 241.3 sq. metres (2597.2 sq. feet)

EPC Rating: **to follow**
Council Tax Band: H



First Floor
Approx. 131.7 sq. metres (1417.3 sq. feet)



Outbuildings
Approx. 124.7 sq. metres (1341.8 sq. feet)



Second Floor
Approx. 50.8 sq. metres (546.3 sq. feet)



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