



Castles

BULSTRODE COTTAGE  
Bulstrode Lane, Felden, Hemel Hempstead HP3 0BP

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£1,125,000  
(Freehold)

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Full of character and charm, this beautifully presented home sits in a sought after and picturesque lane in Felden.



The expansive ground floor hosts a bright and spacious dual aspect living room with feature fireplace. The kitchen/breakfast room share the same aspect and leads into a separate dining room. A utility room can also be found off the kitchen providing access to the stunningly maintained rear garden.

To the first floor the layout has been modified slightly. The principal bedroom with en-suite shower room now incorporates a bedroom as a dressing room. The layout is easily rearranged for purchasers wanting to re-utilise this space as a stand-alone bedroom. Two additional double bedrooms can be found on this floor both being serviced by the family sized bathroom suite.

The property is situated approx. 0.9 miles from Hemel Hempstead mainline railway station which provides regular services to London Euston (approx. 27 mins). Superb road links are also available, the A41 provides excellent access onto the M25. Luton airport is approx. 15 miles away whilst Heathrow is approx. 26 miles.

## Specifications

- SEMI DETACHED
- 4 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- UTILITY
- DINING ROOM
- DUAL ASPECT LOUNGE
- STUDY
- DOWNSTAIRS W/C
- GARDEN ROOM
- RURAL LOCATION
- STUNNING VIEWS

The garden spans around the home with laid to lawn areas and allotment style growing beds. An array of mature bushes and hedgerows border the plot perfectly creating ideal entertaining areas.

Bulstrode Cottage is surrounded by acres of stunning farmland and rural outlooks. From every window of the property the view is breathtaking and this is a rare opportunity to purchase a home in such a setting.

Other features include a garden room, a separate office to the ground floor and ample off road parking.

Felden is a semi-rural hamlet surrounded by greenbelt on the edge of the Chilterns. Nearby Sheethanger Common - owned and managed by The Boxmoor Trust - offers an excellent space for dog walks, running and mountain biking. The market town of Berkhamsted is approx. 3.5 miles away offering an extensive choice of independent and national shops and restaurants.

Schools are well catered for both private and state funded. Westbrook Hay and Lockers Park are excellent co-educational prep schools whilst Abbot's Hill caters for girls from nursery to prep and senior school and Berkhamsted School, which is also highly respected.







**A little about the corner of the world we call home...**

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

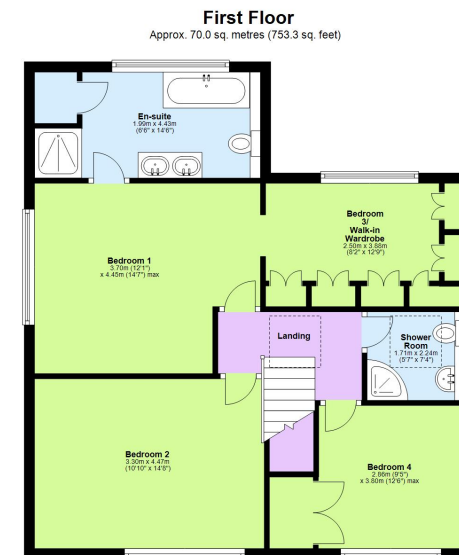
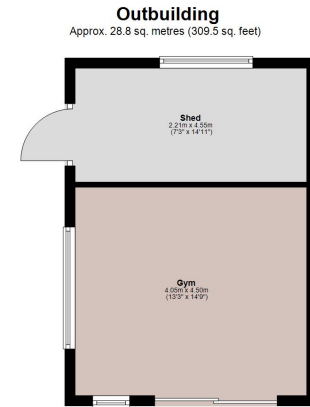
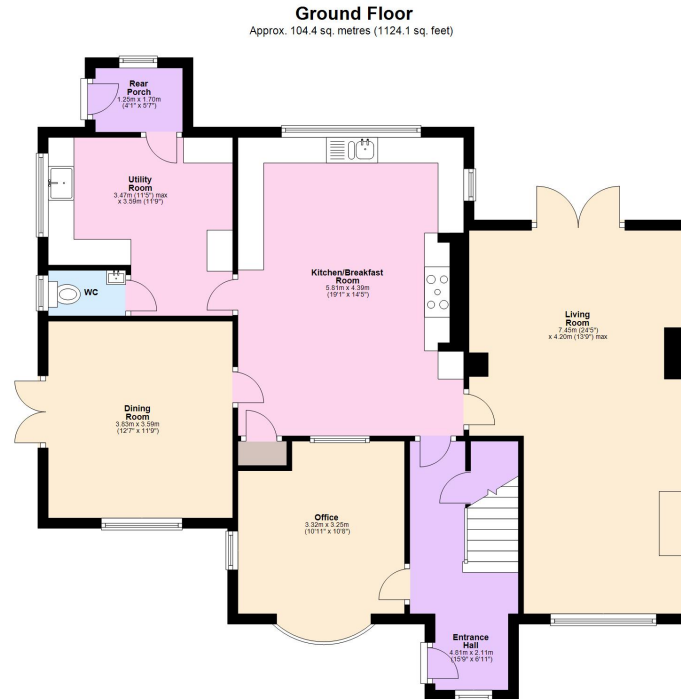
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold  
Council Tax Band: F  
EPC Rating: C



Total area: approx. 203.2 sq. metres (2186.9 sq. feet)  
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**  
01442 865252  
**Eaton Bray**  
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**Kings Langley**  
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