



Kenwood Farm Flaunden Lane

Offers Over £1,500,000

proffitt
& holt





Kenwood Farm Flaunden Lane, Hemel Hempstead

Proffitt and Holt are delighted to offer to the market, this rarely available four bedroom detached residence surrounded by glorious open countryside with associated land of approximately 4.75 acres in this highly sought after and semi-rural location surrounded by idyllic and far reaching views.

This charming home was constructed around 20 years ago offers impressive and versatile accommodation throughout.

The modern kitchen/breakfast room features units in white and stylish tiled flooring. The impressive lounge dining room has two sets of sliding patio doors providing lovely countryside views and access to the gardens. The additional reception room would make a great family room and is currently used as a study. There is also a useful shower room.

From the inner hallway there are four generous sized bedrooms and a large family bathroom with separate shower. One bedroom offers an ensuite shower room, another bedroom has a separate WC.

The home is approached via a long private driveway off Flaunden Lane and set within grounds of approximately 4.75 acres. Outbuildings include a stable, an animal shelter and two open barns; one of which one houses a storage container. The land offers excellent potential for equestrian use.

Gas fired boiler serving domestic hot water and heating. Mains water and electricity, cesspit drainage.





Kenwood Farm Flaunden Lane, Hemel Hempstead

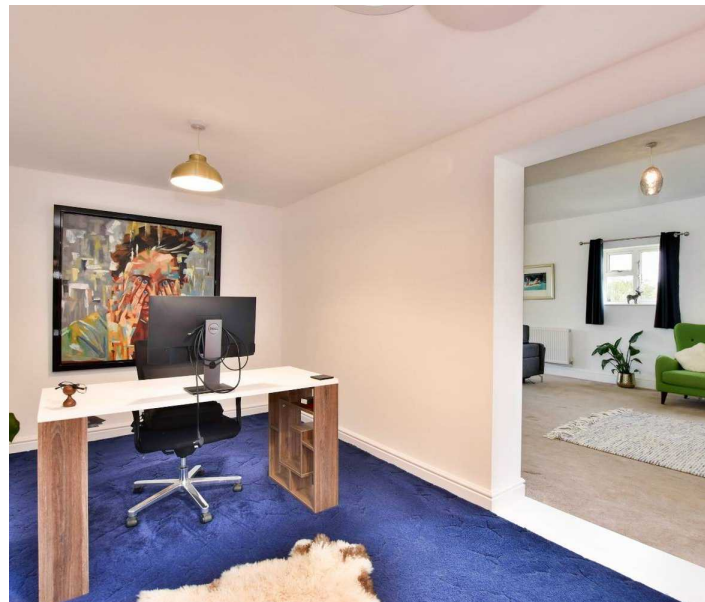
Surrounded by lovely countryside, Flaunden Lane is situated between the charming villages of Chipperfield and Bovington. Local amenities include shops, pubs, primary schools, and a garden centre. The M25 is easily accessible, while the mainline station at Hemel Hempstead (for Euston) and the tube station at Chorleywood (Metropolitan line) are just a short drive away.

Council Tax band: G

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO CHAIN
- Countryside Views
- Excellent Equestrian Potential
- Semi-Rural Location
- Approximately 4.75 Acres





General information

Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

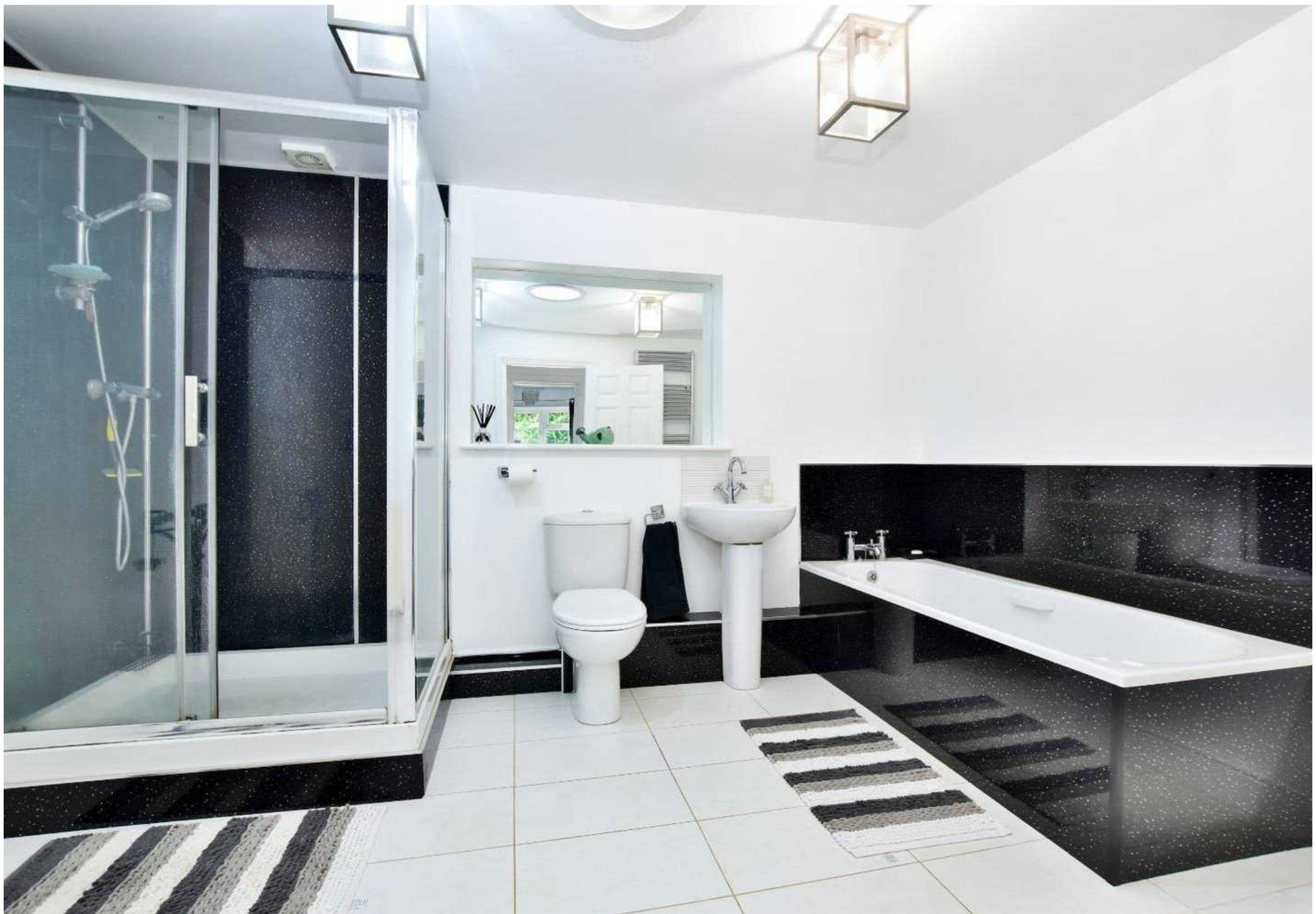
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





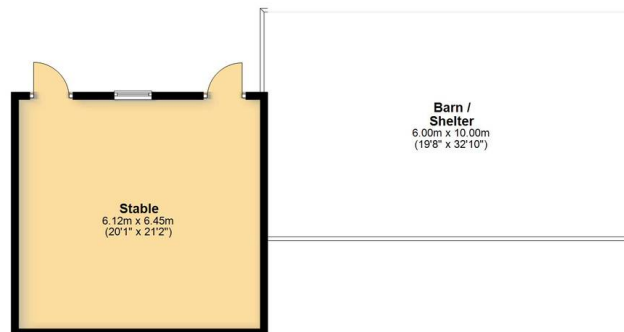
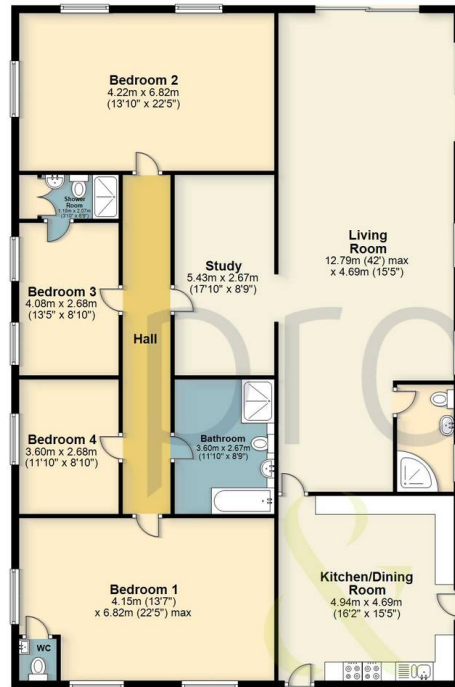






Ground Floor

Approx. 246.2 sq. metres (2650.4 sq. feet)



Total area: approx. 246.2 sq. metres (2650.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanItUp.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • kings@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

