



**The Dorchester**  
Sheethanger Lane, Felden, HP3 0BG



Built to exacting standards by award winning local Master Builder, no expense has been spared to create a luxury home in a semi-rural setting in the beautiful Hamlet of Felden.

- Modern detached family home
- Sought after private road
- 7 bedrooms
- Over 5000 sq ft of space
- Detached double garage with bedroom and bathroom above, ideal for live in housekeeper, older children or au-pair
- Close to Hemel Hempstead Train Station
- 3 miles to Berkhamsted

£2,300,000







This home blends traditional with contemporary using mixed stock bricks, portland Stone, craftsmanship and large picture windows, bathing the interior in natural light, even on those mid-winter days.

Opening the front door leads you into a light, bright hallway with galleried landing and a bespoke sweeping oak staircase, the craftsmanship is immediately evident with solid oak doors throughout. All the reception rooms are accessed from the hallway, a large formal drawing room is located at the rear of the property where the late afternoon Summer sun drowns the garden in light and warmth. A further 2 reception rooms are located down the hall with the kitchen/breakfast room being located at the end of the hallway. For sun lovers the garden is West facing.

The kitchen is a wonderful place to spend your time, with extensive cabinetry and stone work-tops, this is the ideal space for the 'have a go home cook' or those with a little more culinary know how, less formal dining can be enjoyed from the breakfast table or at bar stools however for those more formal dinners the dining room is located just off the kitchen. A snug is semi-open plan off the kitchen, ideal for watching little ones.

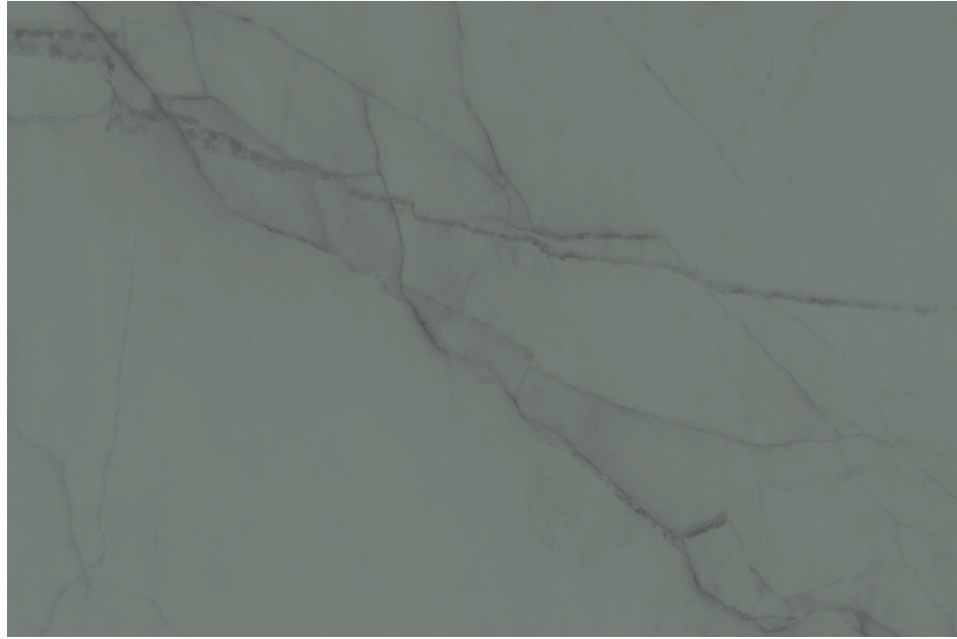
The first floor is arranged to provide 5 bedrooms, the master enjoying a very large en-suite bathroom and built in wardrobes, there are a further 2 bedrooms with en-suite shower rooms with the remaining 2 bedrooms having the use of a luxury 4-piece family bathroom.

The second floor enjoys a large bedroom suite with over 53 sq meters of space, it's more akin to an apartment than a bedroom suite, ideal for an older child who is in need of there own space.

The accommodation continues with a further bedroom and bathroom situated over the detached double garage, this has it's own entrance and offers versatile living space to suite a multitude of uses, not to mention and ideal work from home space, especially if you have smaller children at home.

A generously sized, flat, lawned rear garden is a sanctuary from which to enjoy the splendid bird song of the countryside with a large patio for entertaining and space for children to play, the garden is fully fenced and enclosed so safe for even the most adventurous pets.

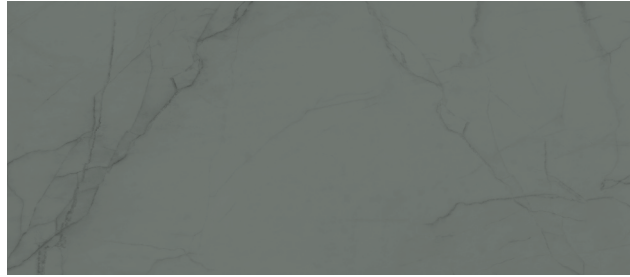












#### LOCATION

Felden is located just outside of Hemel Hempstead is a semi rural setting just a few minutes walk to the Train Station, Berkhamsted, Bovingdon and St Albans. The property is surrounded by Sheethanger Common which is land which has been held in trust for almost 500 years for the local residents to enjoy. If you enjoy nature you will find deer, badgers, hedgehogs, owls and foxes living right alongside you in the hedgerows that line the hundreds of acres of trust land.

Felden's a highly desirable area offering an established local community and convenience of easy transport links to the city. It is within close driving distance to the M1 and M25 and a short distance to Hemel Hempstead, Berkhamsted and Tring train stations – with Luton BR station around a 20-minute drive. Heathrow and London Luton airport are both within a 35 minute drive from the property.

Direct links in and out of central London are straightforward while local bus services travel regularly around the local vicinity.

There is a variety of schooling options, both state and independent with the renowned Lockers Park Boys School and Abbots Hill Girls School and Berkhamsted just a few minutes drive from the property.

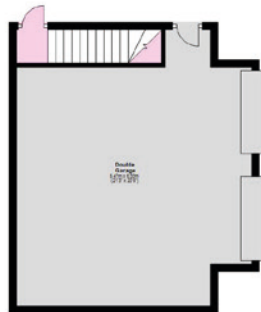






EPC Rating: C

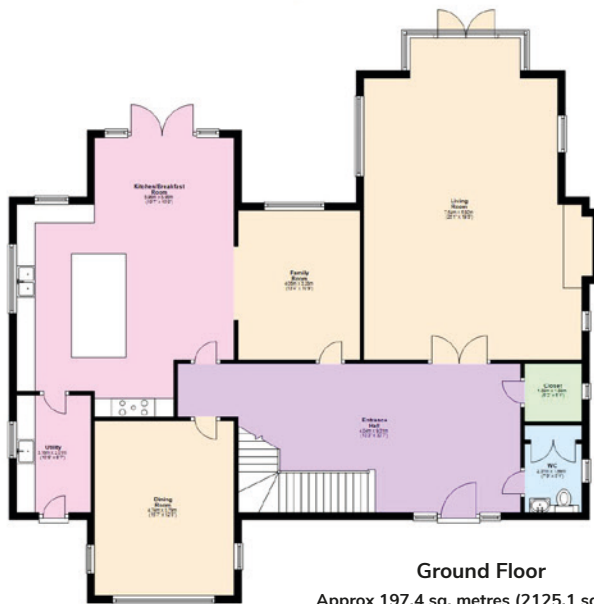
**Outbuilding**  
Approx 44.8 sq. metres (481.9 sq. feet)



**First Floor**  
Approx 171.2 sq. metres (1842.7 sq. feet)



**Ground Floor**  
Approx 197.4 sq. metres (2125.1 sq. feet)

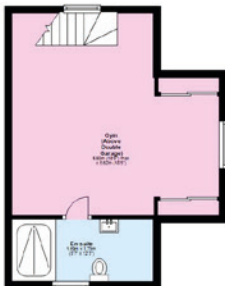


**Second Floor**  
Approx 53.1 sq. metres (571.6 sq. feet)



**Total Area**

**Approx 466.5 sq. metres (5021.2 sq. feet)**  
This floor plan is not to scale and is for guidance only and accuracy is not guaranteed.





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