



# Pinecroft

Sheethanger Lane, Felden, HP3 0BQ



Pinecroft is a splendid 1920s Arts and Crafts style detached family residence situated on one of the most sought after tree lined, private roads in the area.

- 6 Bedrooms
- 4 Receptions
- 4 Bathrooms
- Private Road
- Detached House
- Garden
- Driveway
- Garage
- Village Location

£2,275,000







The impressive appearance is equally matched by the elegant interiors and beautiful gardens which have been lovingly crafted by the current owners.

The heart of this home has to be the bespoke, solid oak shaker style, in-frame cabinetry with stone work-surfaces over, this space looks over the rear garden and leads onto the landscaped terrace. The adjacent room to the kitchen is the sumptuous dining room, with wood panelling and a striking colour, it's easy to imagine intimate dining in front of a roaring fireplace. The ground floor offers three further reception rooms, currently arranged as two formal reception spaces plus a snug/playroom and study.

The first floor can be accessed from two staircases, the hallway provides access to 6 bedrooms with the master bedroom having a dressing room, luxury fitted en-suite with Calacatta tiling and neutral tones. There is a further guest suite that boasts an en-suite bathroom. The remaining bedrooms are served by a further 2 bathrooms.



The mature rear garden boasts landscaped borders with mature hedging providing a very secluded spot, with the plot being West facing it really is a sun trap, the perfect space to gather your thoughts, entertain or watch the children playing. To the front is a gated driveway which provides off street parking for several vehicles, lawned areas and mature trees to the boundary. This really is a very handsome home and is sure to impress any visitors.

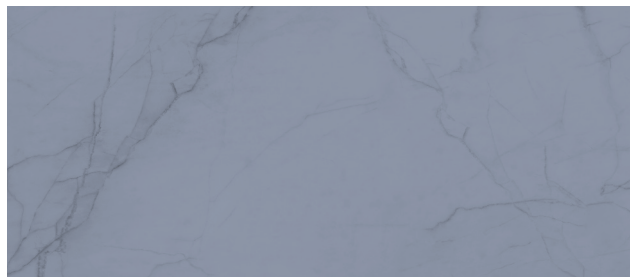
















## LOCATION

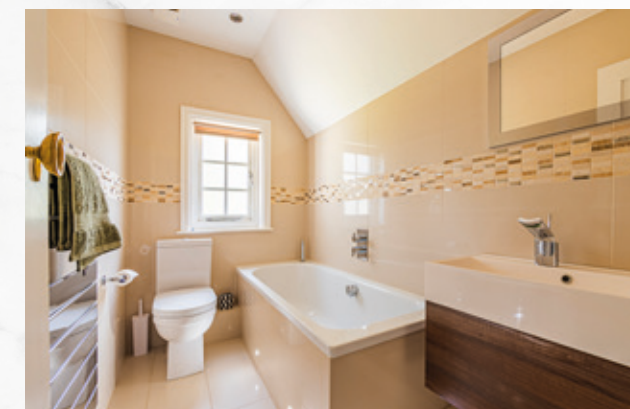
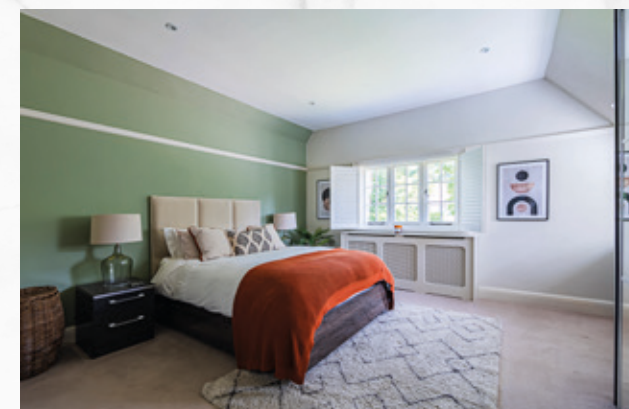
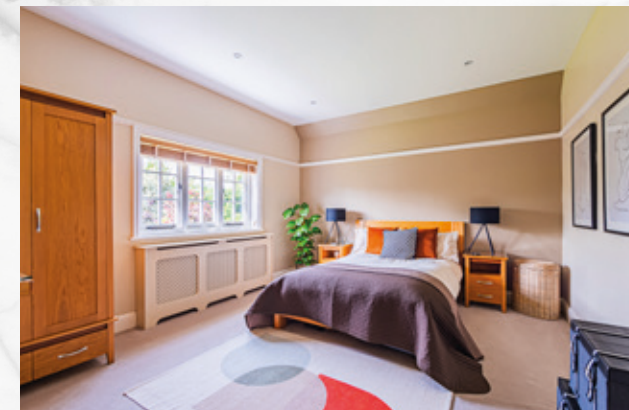
Located just outside of Hemel Hempstead, Felden is a semi rural setting just a few minutes walk to the Train Station, Berkhamsted, Bovington and St Albans. The property is surrounded by Sheethanger Common which is land which has been held in trust for almost 500 years for the local residents to enjoy. If you enjoy nature you will love the hundreds of acres of open countryside which wraps around Felden, Grand Union Canal and Ashridge Estate which is located in an area of outstanding natural beauty.

Felden is 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.

The beautiful and historic market Town of Berkhamsted is just 3 miles away and offers a range of boutique, national and international retailers, a fine selection of restaurants, pubs and wine bars plus the wonderful Rex Cinema.

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: D  
Total area: approx. 465.7 sq. metres (5012.4 sq. feet)  
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.



Ground Floor  
Approx. 265.6 sq. metres (2859.3 sq. feet)



First Floor  
Approx. 200 sq. metres (2153.2 sq. feet)





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