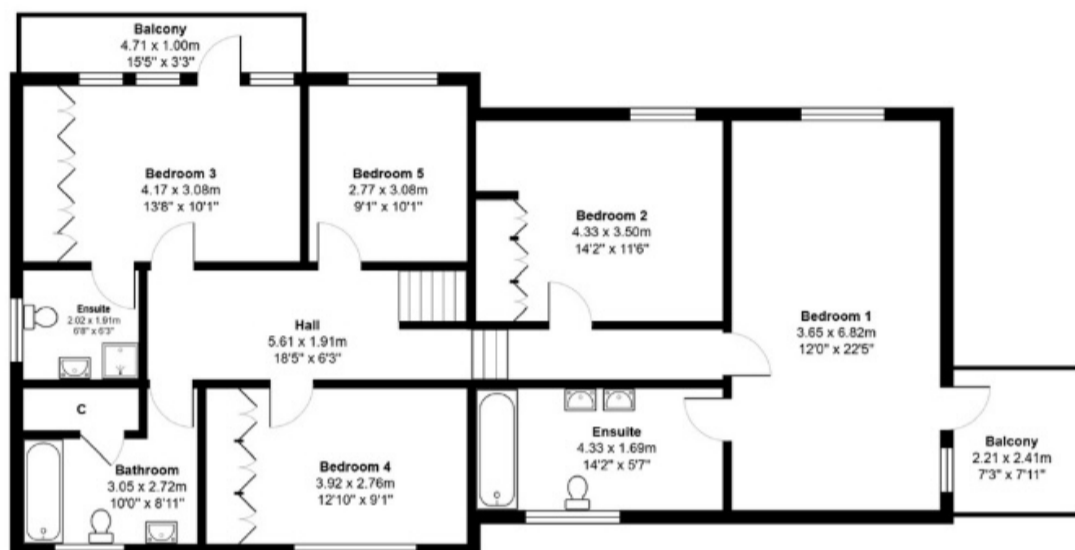
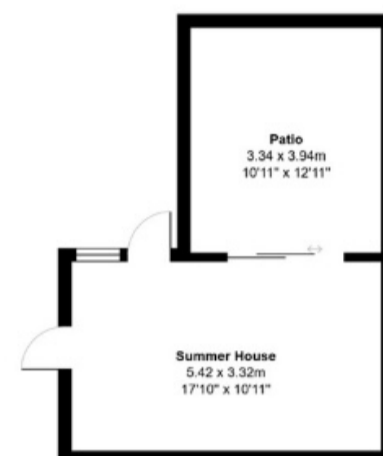
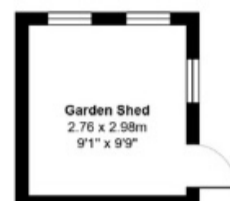
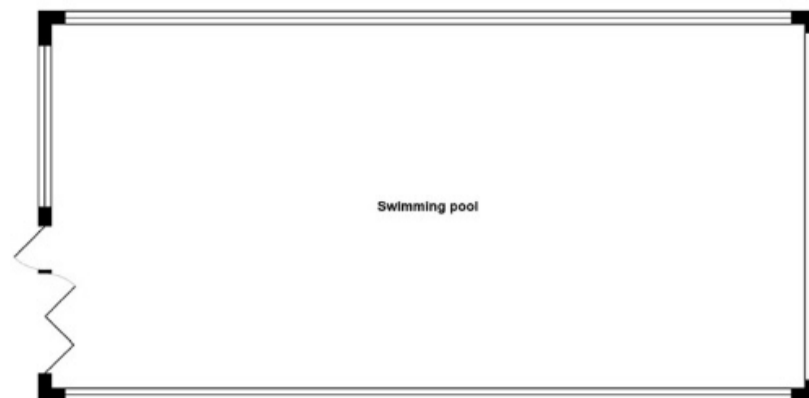




Ground Floor



First Floor



Total Area: 393.4 m² ... 4234 ft² (excluding balcony)
All measurements are approximate and for display purposes only



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Hogpits Bottom, Flaunden

£1,695,000

A rare opportunity to purchase a Five double bedroom detached family home, measuring approximately 4,000 sq ft located in the popular rural village of Flaunden. The main bedroom has a balcony with stunning views over open countryside and a beautiful sunset to the west. The house is situated on a plot of just under half an acre, with a swimming pool benefiting from a retractable cover for all year round usage. The accommodation comprises of, entrance hallway, WC/cloakroom, sitting room, dining room, family/playroom, kitchen diner, utility room, integrated double garage. On the first floor there are 5 double bedrooms two of which benefit from ensuite shower/bath rooms, there is also a family bathroom.

Ground Floor

Entrance Hall

Stairs leading to the first floor, doors leading to

Kitchen/diner

A spacious kitchen with room for a dining table and views over the rear garden. A range of wall and base units is a beach wood effect, granite work surfaces, 1.5 bowl sink, space for range style cooker and space for American style fridge/freezer. There is great potential with this room to knock through to the utility room and the garage to create a very large kitchen/ living room space.

Utility Room

Window to the rear garden, door to side, a range of floor to ceiling storage cupboards in a cream colour with matching under worktop units, black granite effect work surfaces, stainless steel wash hand basin, plumbing for washing machine and space for tumble dryer.

Dining room

Patio doors leading to the rear garden, door leading to kitchen and door leading to the sitting room.

Playroom/ Family Room

Window overlooking the front driveway, opening to hallway, storage cupboard, door leading to kitchen diner.

Sitting Room

An L shaped spacious room with a fireplace, windows overlooking the front driveway, patio doors leading to the rear garden, TV point.

WC/Cloakroom

Comprising of a close coupled WC, wash hand basin.

First floor

Landing

A long spacious landing area providing access to all bedrooms individually and the family bathroom.

Bedroom One

A triple aspect room with french doors leading to a private balcony with far reaching views over the open countryside, TV point, door leading to:

Ensuite Bathroom

Window to the rear garden, a white bathroom suite comprising of a spar bath, twin wash hand basins, close coupled WC, tiled walls.

Bedroom Two

A spacious double bedroom with French doors leading to a large balcony overlooking the front driveway and fields in the distance, a range of built in wardrobes, door leading to ensuite shower room.

Ensuite Shower Room

Window to side, a shower cubicle with glazed shower screen, wall mounted aqualisa mixer with flexible shower hose, pedestal wash hand basin, close coupled WC,

Bedroom Three

A spacious detached double bedroom, window to front, a range of fitted wardrobes.

Bedroom Four

A spacious double bedroom with views over the rear garden, a range of built in wardrobes.

Bedroom Five

Window to Front.

Family Bathroom

Window to the rear, a white suite comprising of a panelled bath, close coupled WC, pedestal wash hand basin, fully tiled walls.

Outside

Rear Garden

Mainly laid to lawn with mature hedges and shrub beds, gated access to the front garden, paved patio area creating a private seating and dining area.

Swimming Pool

A heated pool with a retractable building to create an outdoor pool area in the summer months and an indoor pool space for all year round use.

Tenure

Freehold

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