

100 Flaunden

Flaunden | Hertfordshire

binks
estate agent



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Grade II listed character cottage thoughtfully modernised throughout with a wealth of period features. Living room with beamed ceiling, shuttered windows and feature log burning stove.

Kitchen/breakfast room with bespoke oak fitted units and Rangemaster oven. Stunning master bedroom with vaulted ceiling, exposed beams and log burner. Upstairs bathroom and downstairs shower room. Basement converted into a modern style cinema room. Attractive cottage gardens, patio area, lawn and off-street parking. Set in a desirable central village location.

ACCOMMODATION

- Living Room
- Kitchen/Breakfast Room
- Shower Room
- Basement Cinema Room
- Two Double Bedrooms
- Bathroom
- Large Utility Shed

SPECIFICATION

- Beautiful wooden flooring throughout
- Bespoke cabinetry to the kitchen and bathrooms
- Heritage style downstairs shower room and bathroom with grey tiling and white suites
- Bespoke storage solutions throughout including extensive wardrobes in bedroom two
- Meticulous and sympathetic restoration of period features throughout with wood burners
- Attractive bespoke oak windows
- Mature Garden and patio to rear
- Off street parking for one vehicle

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



The pretty village of Flaunden consists largely of period cottages and houses with a church, village hall and two public houses. The villages of Sarratt, Chipperfield, Little Chalfont, Bovington and towns of Chorleywood, Rickmansworth and Hemel Hempstead are nearby offering foodhalls including Marks & Spencer & Waitrose.



The area has wide range of leisure facilities within easy reach including golf courses, walks on the Chess Valley, cycle routes and further entertainment at local cinema and skiing complex at Hemel Hempstead.



The close station of Chalfont and Latimer London Underground Station (Zone 8) (3.5 miles away) provides convenient links to Central London via the Metropolitan and Main Chiltern Line (Baker Street 50 minutes approx. and London Marylebone 39 minutes approx.).



The M25 (Junctions 17 & 18) and M1 (Junction 8) are a short drive and provides easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

THE PROPERTY:

Stable door leading to living room with exposed wooden floorboards, beams to ceiling and walls, alcove shelving, feature log burning stove on slate hearth, exposed brickwork, double glazed bespoke oak window with wooden shutters to front aspect, period style columned radiator, open wooden staircase to first floor and period latched door to kitchen/breakfast room.

Kitchen/breakfast room with bespoke fitted oak wall and base units. Ceramic butler sink with mixer taps and granite work tops, built-in dishwasher and washing machine. Rangemaster oven with five ring gas burner hob, stainless steel extractor hood, solid wood worktops, tiled splashbacks. Exposed painted brickwork, beams to ceiling, tiled flooring, window to rear aspect, wall mounted lights, stable door to garden, covered radiators, door to shower room and access to basement.







Basement/Cinema room designed to optimise the cinema experience. Exposed brick work, shelving, raised area for seating, period style columned radiator, stairs to ground floor.

Downstairs shower room with a fully tiled shower cubicle with overhead and chrome shower attachment, ceramic sink with mixer taps and cupboard under, low level WC with concealed cistern, bespoke cabinetry, matching cupboard housing boiler, heated towel rail, tiled flooring and obscured window to side aspect.

First floor landing with exposed wooden flooring, beams to ceiling and period latched doors to airing cupboard.

Master bedroom with stunning feature vaulted ceiling revealing exposed beams. Exposed brick wall and inset feature log burning stove, period style columned radiator, exposed wooden flooring, bespoke oak double-glazed window with wooden shutters to front aspect and large built-in wooden cupboards.



Bedroom two with vaulted ceiling and beams, extensive built-in hanging rails and shelves, painted and exposed brick work, period style columned radiator, wooden flooring, bespoke oak double-glazed window with wooden shutters to rear aspect.

Upstairs bathroom with free standing roll top period style bath with chrome mixer taps, low level WC, ceramic sink with chrome mixer taps, painted exposed brickwork and contemporary tiles, wall mounted lights, exposed beams, bespoke oak double-glazed window with wooden shutters to rear aspect, full height heated towel rail, exposed wooden flooring.





EXTERNALLY:

Attractive cottage garden divided into two areas. Patio area with outside lights, tap and gate to lawned area.

Secondary garden mainly laid to lawn with a range of well-established flowers and plants, large utility shed with power and light, covered log storage. Gated side access.

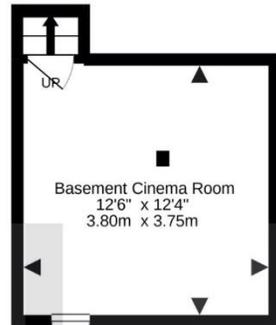
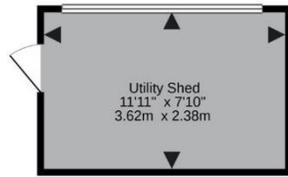
The front of the property benefits from off street parking.



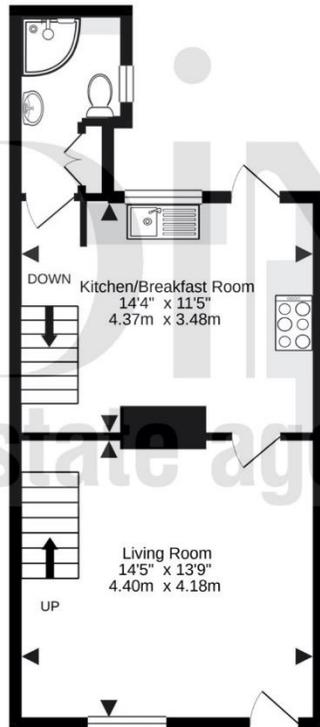
Flauden, Hemel Hempstead, Hertfordshire, HP3 0PW

Approx. Gross Internal Area

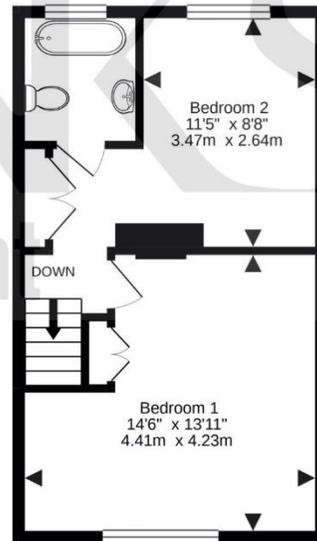
85 Sq M – 916 Sq Ft



Basement
Approx. Floor
Area 161 Sq.Ft.
(15 Sq.M)



Ground Floor
Approx. Floor
Area 398 Sq.Ft.
(37 Sq.M)



First Floor
Approx. Floor
Area 357 Sq.Ft.
(33 Sq.M)

OTHER IMPORTANT DETAILS

- TENURE: FREEHOLD
- GRADE II LISTED
- POSTCODE: HP3 0PW
- DACORUM COUNCIL - COUNCIL TAX BAND E - £2,355.70 (FOR THE PERIOD APRIL 2021 TO MARCH 2022)
- PARKING SPACE TO THE FRONT OF THE PROPERTY
- REAR GARDEN WITH SHARED ACCESS

These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

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