



Hamptons

INTERNATIONAL



Flaunden, Flaunden, HP3

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GUIDE PRICE

£830,000

(£825,000)

Property details



Key features

- Entrance Porch
- Sitting Room
- Kitchen/Dining Room
- Utility
- Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Bathroom
- Single barn Garage
- Beautiful Landscaped Front Garden

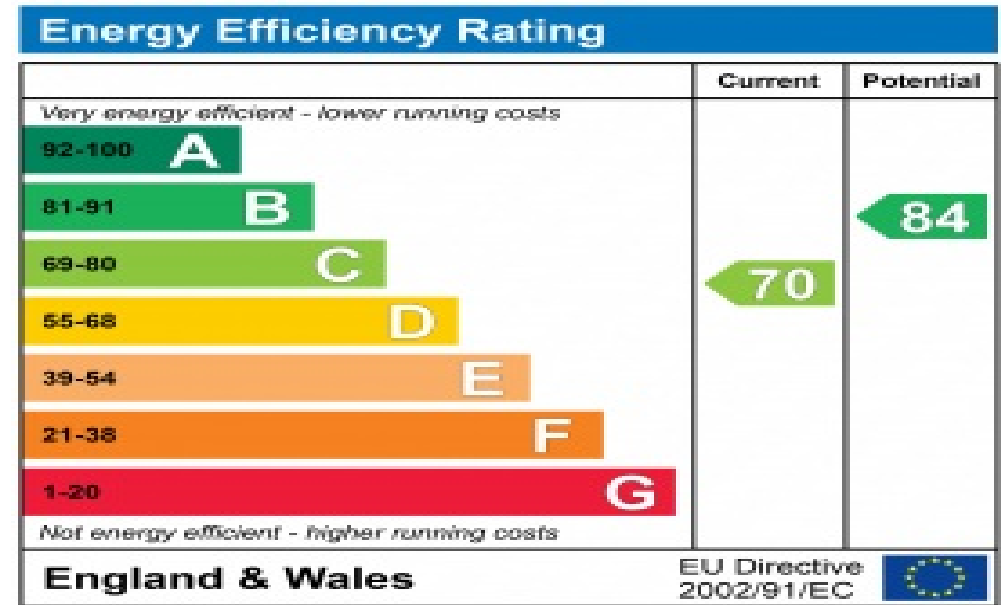
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Description

A charming three bedroom detached cottage updated to a very high standard. Acorn cottage has been updated and improved by the current owners adding modern touches but retaining its period charm. Approached by a gravel path through the cottage garden, the entrance porch shelters the front door which opens into the hall. To the left, the new and improved kitchen/dining room has a working fireplace with an attractive antique pine surround and wood flooring which continues throughout the ground floor. The kitchen, installed by the current owner, has a range of base units in a painted finish with quartz work surfaces. Appliances include a gas range with double oven, space for a dishwasher and fridge freezer and a large pantry cupboard. Beyond the kitchen is the utility room with space for a washing machine and a tumble dryer and a rear door. To the right of the entrance hall, the sitting room is a delightful double aspect room featuring a wide, functioning fireplace with a wood burning stove. A stable door at the rear opens out to the southerly aspect patio area. There is a useful under stairs cupboard. Upstairs, the master bedroom has a high, partly vaulted ceiling, which gives an airy and spacious feeling. It has a pretty, cast iron fireplace and built in wardrobes to either side of the chimney breast. An en suite bathroom comprises a traditional style suite of bath, basin and WC. The second double bedroom also features a partly vaulted ceiling and an original fireplace with built in cupboards to either side. To the rear is a single bedroom with double aspect. The family bathroom features contemporary fittings with a shower over the bath, wash basin and WC on tiled flooring. From the landing there is access to the loft, via a hatch and a pull down ladder. Outside Attractive landscaped cottage gardens surround this beautiful home with brick edged gravel walkways and seating areas, complimented by well stocked perennial and herbaceous planted borders. The lawn gardens provide a lovely outlook from the brick and flint front elevation incorporating a climbing rose. Mature Beech and Phetina hedgerows provide a level of privacy to the front garden whilst a dwarf brick wall and picket fence defines the overall boundary. At the rear there is an 18th century oak frame barn, currently used as a garage and for additional storage, with double doors for access and a side door. Situation Flaunden is a lovely rural village on the Bucks/Herts border in the heart of the quiet Chiltern countryside, with woods, farmland, church and two public houses. The beautiful surrounding villages of Sarratt and Chipperfield have 4 pubs, 2 village shops, 2 village schools and a post office. It is also close to Rickmansworth, Chorleywood, Little Chalfont, Berkhamsted and the market town of Amersham, all of which contain a broad selection of shops, boutiques, restaurants and supermarkets. St Clement Danes secondary and Berkhamsted public schools are a short drive away. There is easy access to the M25, M1 and M40, and approximately 30 minute commute to London via either Chorleywood or Hemel Hempstead and Kings Langley stations.



Location



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