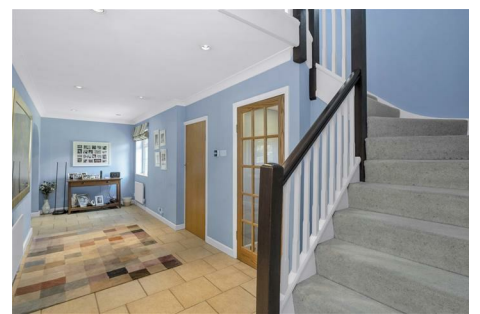




Sauncey Wood

Harpenden, AL5 5DP

An impressive detached residence extending to over 3,000 sq ft, set within mature grounds of more than half an acre in a desirable semi-rural setting. The property offers five generously proportioned bedrooms, three elegant reception rooms, and an open-plan kitchen/breakfast room featuring a vaulted ceiling and galleried landing above. The beautifully maintained, southwest-facing garden is both private and picturesque, bordered by mature trees and ideal for outdoor entertaining. Sauncey Wood is a highly sought-after and peaceful hamlet, characterised by substantial homes set within large private plots, and surrounded by rolling Hertfordshire countryside. ** Chain free **

Guide price £2,350,000

Sauncey Wood

Harpenden, AL5 5DP



- Smallbone kitchen with Aga
- Two staircases
- Manicured gardens
- 3,302 Sq ft including car port
- Inset wood burner
- Extensive rear decking (over 1,000 square feet) & Hot Tub
- Walking distance to excellent schooling
- 0.6 acre plot
- Driveway & large oak framed car port
- Council Tax Band H

Entrance Hall

Living Room

19'5" x 13'5" (5.93 x 4.09)

Dining Room

13'5" x 13'5" (4.11 x 4.09)

Study

13'5" x 8'6" (4.11 x 2.61)

Kitchen/Breakfast Room

26'4" x 22'1" (8.03 x 6.74)

Pantry

Utility Room

17'6" x 6'2" (5.34 x 1.89)

Cloakroom

Landing

Bedroom One

19'11" x 17'6" (6.09 x 5.35)

En-suite with bath and shower

Gallery

Bedroom Two

13'6" x 12'0" (4.12 x 3.66)

Bedroom Three

13'6" x 12'2" (4.12 x 3.71)

Bedroom Four

11'3" x 9'0" (3.44 x 2.75)

Bedroom Five

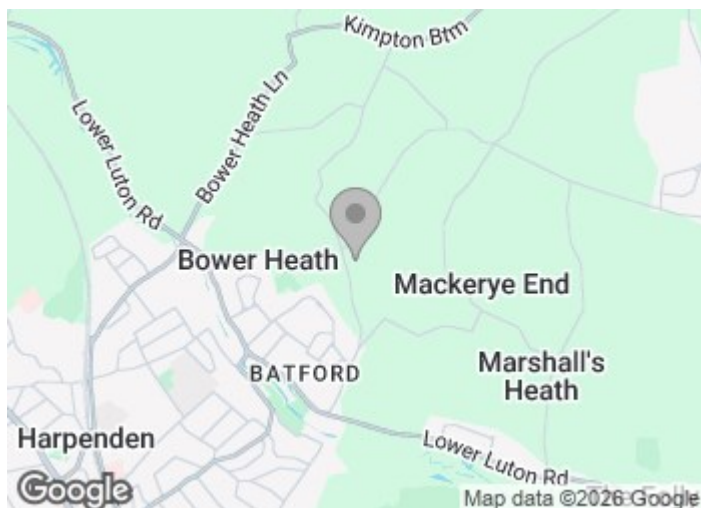
10'1" x 7'0" (3.08 x 2.14)

Shower Room

Bathroom

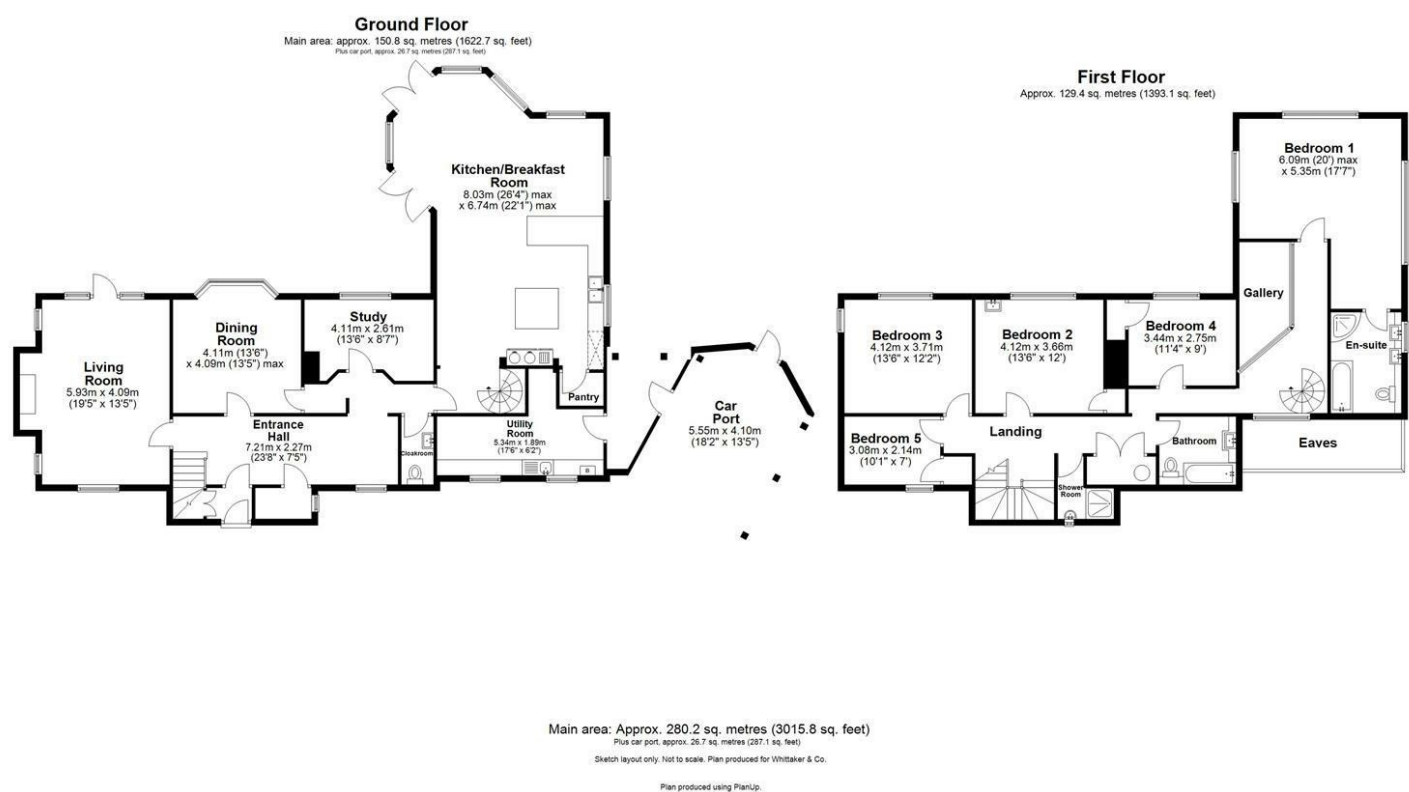
Car Port

18'2" x 13'5" (5.55 x 4.10)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

