

Mulburries

Pouchen End Lane , Hemel Hempstead, HP1 2SA

Offers in excess of £2,500,000



Pouchen End Lane, Hemel Hempstead, HP1 2SA

- 10 Bedrooms
- Characterful Features
- Central Courtyard
- Two Bedroom Split Level Annex
- Circa 7 Acres
- Mature Woodlands
- Boxmoor Trust Views
- Truly Unique Property
- Gated Entrance
- No Onward Chain



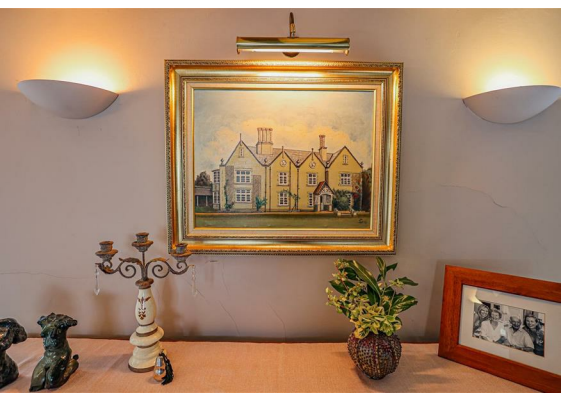
A handsome Grade II listed home with an abundance of character and charm offering extensive accommodation of over 8,000 sq.ft. with a detached triple garage, indoor swimming pool and approx 6.57 acres in total. The property boasts magnificent views over green belt land and offers an excellent degree of privacy. Believed to date back to the mid 1500's with a comprehensive re-modelling in 1864, the current owners have enjoyed this fabulous country home for over twenty years. Nestled in a rural hamlet yet only a short drive from the popular and desirable market town of Berkhamsted, Pouchen End Hall offers the best of both worlds, quiet rural setting but not isolated and within easy reach of amenities.

On entering the property you are immediately met with the character one would expect from a home such as this, exposed brick and timber walls in the hallway which provides direct access into two of the numerous reception rooms, the family room and formal dining room. The family room has attractive panelling to the walls and ornate carving to the area above the fireplace. This dual aspect room has a real cosy feel to it and one can imagine hunkering down in the winter with the open fire lit and a good book.

The dining room is equally impressive with a large fireplace and log burning stove, this room is perfect for those special occasions when a lunch or dinner party is required. The drawing room is of particular note, flooded with natural light from and benefitting from delightful views across the valley from the large bay window. The kitchen has a four oven AGA, walk in pantry and steps lead down to the breakfast room, ideal for everyday dining. Leading from the kitchen is the boot room providing a further entrance and access into the attractive courtyard which provides a great entertaining area in the warmer months. There are two home office/ studios and an impressive games room with access to the indoor heated swimming pool.

Outside





Floor Plan

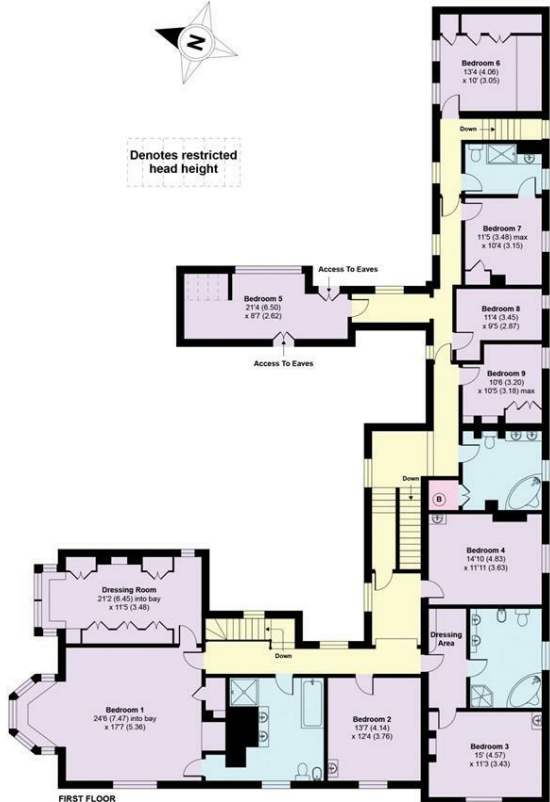


Approximate Area = 8987 sq ft / 834.9 sq m (includes triple garage)
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Stores = 296 sq ft / 27.5 sq m
 Total = 9345 sq ft / 868.1 sq m

For identification only - Not to scale



Denotes restricted head height



Although Mulburies LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation. Plan produced using PlanUp.

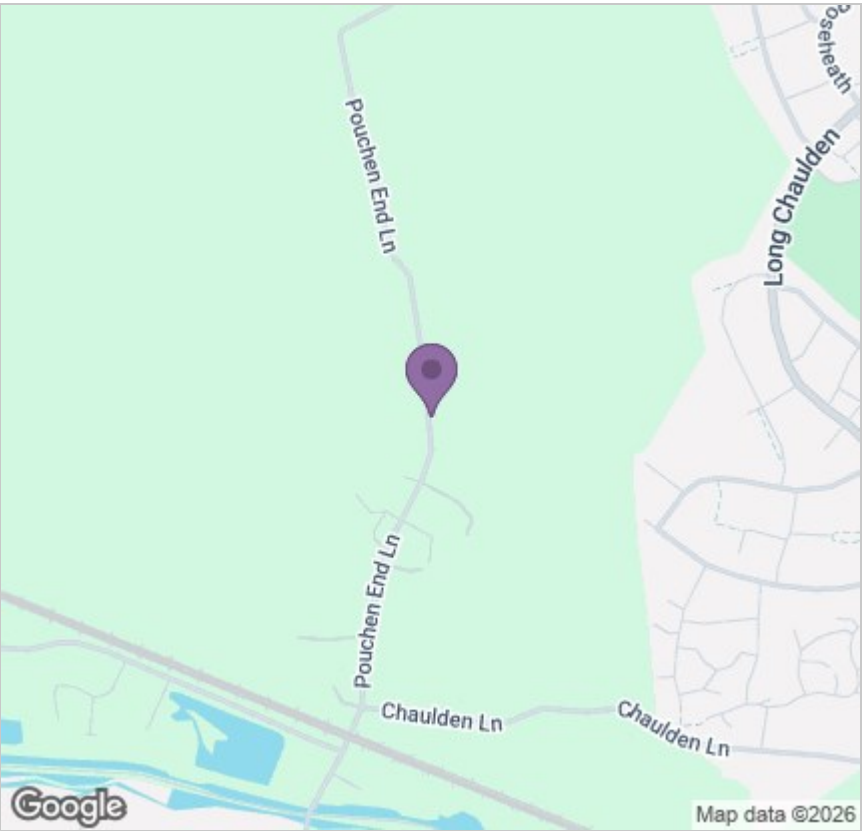
Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	