

**DRAFT DETAILS**  
**6 HIGHCROFT ROAD, FELDEN**  
**HEMEL HEMPSTEAD**  
**HP3 0BU**

Open House (C & T) present: An exciting and rare opportunity to acquire a mature generous plot of land of about 0.84 Acres (sts), with planning permission granted for the construction of a substantial 2-storey property, of approx 8,167 sq ft, in a semi-rural position, on the SW edge of Hemel Hempstead, within 30 minutes commute of London.



2178

**Price Guide £1,295,000**

LOBBY, CLOAKROOM, RECEPTION HALL, LIVING ROOM, DINING ROOM, KITCHEN/FAMILY LIVING AREA, OFFICE, HALL, 4 DOUBLE BEDROOMS - 3 WITH DRESSING ROOMS & ALL EN-SUITE, LUXURY FAMILY BATH/SHOWER ROOM, GALLERIED LANDING, MASTER BEDROOM SUITE, 4 FURTHER DOUBLE BEDROOMS - 1 WITH DRESSING ROOM & ALL EN-SUITE, GARAGING & OUTBUILDING - LARGE DOUBLE GARAGE, HALL, 2 STORAGE SHEDS, GAMES ROOM, GYM/FITNESS SUITE, CHANGING/SHOWER ROOM, GENEROUS PARKING, PLOT APPROX 0.84 ACRES (sts), SW-FACING REAR GARDEN, MULTI-GENERATION OCCUPANCY, VIEW ASAP.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
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**DIRECTIONS :** The property is located on a private no-through road, just off Featherbed Lane, in the sought-after semi-rural Hamlet of Felden, conveniently situated about 3 miles southwest of Hemel Hempstead, with the postcode HP3 0BU. Viewing strictly by appointment.

**DESCRIPTION :** An exciting and rare opportunity to acquire a mature plot of land of about **0.84 Acres (sts)**, with planning permission granted for partial demolition of an existing detached bungalow, and construction of a **substantial two-storey dwelling**, of approximately **8,167 square feet (758.74 square metres)**.

In the main property, the proposed **ground floor** would be approximately **3,218 square feet (298.96 square metres)**, and the **first floor** approximately **2,303.50 square feet (214.00 square metres)**.

In addition, within a **separate building**, there would be **garaging and other storage space** of approximately **1,474.67 square feet (137 square metres)**, and further **first floor** of approximately **1,173.28 square feet (109.00 square metres)**.

Plans can be viewed on the Dacorum Borough Council's website. Planning reference: 19/03276/FHA or 4/00640/18/FHA.

It is felt that this proposed property could suit a multitude of uses, ranging from substantial family living accommodation, dual or multi-generation occupancy and for those wishing to work from home.

Due to the scarcity of this type of property and the variety of options possibly available, early viewing is strongly advised.

Viewing is strictly by appointment.

#### **PROPOSED GROUND FLOOR :**

**ENTRANCE LOBBY: 2.70m (8' 10") x 2.70m (8' 10") plus Cloakroom and Cloaks cupboard.** Approached via front door, cloaks cupboard, window to front, double doors to Reception Hall.

**CLOAKROOM:** Window to front.

**RECEPTION HALL: 5.00m (16' 5") x 4.30m (14' 1") max including stairs, plus recesses of 3.80m (12' 6") x 1.70m (5' 7") and 3.30m (10' 10") x 1.30m (4' 3").** Staircase to first floor.

**LIVING ROOM: 5.10m (16' 9") x 3.20m (10' 6") max.** Approached via double doors, window to side.

**DINING ROOM: 5.10m (16' 9") x 3.20m (10' 6").** Approached via double doors.

**OPEN-PLAN KITCHEN/FAMILY LIVING AREA: 11.80m (38' 9") x 4.50m (14' 9") overall, with Kitchen Area 5.10m (16' 9") x 4.50m (14' 9") and Living Area 6.50m (21' 4") x 4.50m (14' 9").** Windows to side and rear, feature window to rear, double doors to rear garden.

**OFFICE:** 3.00m (9' 10") x 2.90m (9' 6"). Window to front.

**INNER HALL:** 3.50m (11' 6") x 3.10m (10' 2"), plus two storage cupboards of 1.90m (6' 3") x 1.70m (5' 7") and 1.90m (6' 3") x 1.60m (5' 3"). Approached via double doors, two large storage cupboards.

**DOUBLE BEDROOM:** 5.50m (18' 1") reducing to 4.00m (13' 1") x 4.20m (13' 9") reducing to 2.90m (9' 6"). Window to rear.

**DRESSING ROOM:** 4.20m (13' 9") x 1.60m (5' 3").

**EN-SUITE BATH/SHOWER ROOM:** 2.90m (9' 6") x 2.40m (7' 10").

**DOUBLE BEDROOM:** 4.50m (14' 9") max x 3.40m (11' 2"). Built-in double wardrobe, window to front.

**EN-SUITE SHOWER ROOM:** 3.40m (11' 2") x 1.80m (5' 11") max. Window to front.

**DOUBLE BEDROOM:** 4.50m (14' 9") x 3.60m (11' 10"). Window to front.

**DRESSING ROOM:** 1.70m (5' 7") x 1.60m (5' 3"). Window to front.

**EN-SUITE SHOWER ROOM:** 2.80m (9' 2") x 1.70m (5' 7"). Window to side.

**DOUBLE BEDROOM:** 4.50m (14' 9") x 3.60m (11' 10"). Window to rear.

**DRESSING ROOM:** 1.70m (5' 7") x 1.60m (5' 3"). Window to rear.

**EN-SUITE SHOWER ROOM:** 2.80m (9' 2") x 1.70m (5' 7"). Window to side.

**LUXURY FAMILY BATH/SHOWER ROOM:** 3.50m (11' 6") x 2.90m (9' 6"). Window to front.

#### **PROPOSED FIRST FLOOR :**

**SPACIOUS GALLERIED LANDING:** 8.10m (26' 7") max x 6.30m (20' 8") max overall.

**SUBSTANTIAL LUXURY MASTER BEDROOM SUITE:** 8.20m (26' 11") x 4.30m (14' 1") increasing to 6.40m (21' 0") into door recess. Approached via double doors, sitting & relaxing areas, feature window to rear.

**DRESSING ROOM:** 3.00m (9' 10") max x 2.00m (6' 7") max. Rooflight to side.

**EN-SUITE BATH/SHOWER ROOM:** 3.00m (9' 10") max x 2.00m (6' 7") max. Rooflight to side.

**DOUBLE BEDROOM:** 5.10m (16' 9") increasing to 7.60m (24' 11") into door recess x 4.20m (13' 9") max. Two built-in double wardrobes, two rooflights to front, two rooflights to rear.

**EN-SUITE SHOWER ROOM: 2.40m (7' 10") x 1.70m (5' 7").** Rooflight to front.

**DOUBLE BEDROOM: 5.90m (19' 4") x 2.90m (9' 6").** Approached via double doors, feature window to front.

**DRESSING ROOM: 2.10m (6' 11") x 1.30m (4' 3").**

**EN-SUITE SHOWER ROOM: 2.10m (6' 11") x 1.70m (5' 7").**

**DOUBLE BEDROOM: 3.90m (12' 10") increasing to 7.60m (24' 11") into door recess x 2.80m (9' 2") max.** Built-in double wardrobe, two rooflights to front.

**EN-SUITE SHOWER ROOM: 2.80m (9' 2") x 1.10m (3' 7").** Rooflight to front.

**DOUBLE BEDROOM: 3.90m (12' 10") increasing to 7.60m (24' 11") into door recess x 2.80m (9' 2") max.** Built-in double wardrobe, two rooflights to rear.

**EN-SUITE SHOWER ROOM: 2.80m (9' 2") x 1.10m (3' 7").** Rooflight to rear.

#### **GROUND FLOOR GARAGING & OUTBUILDING :**

**LARGE DOUBLE GARAGE: 9.20m (30' 2") x 6.20m (20' 4").** Double entrance door.

**HALL:** Approached via door to front, stairs to first floor.

**LARGE TRACTOR STORE: 6.20m (20' 4") x 5.70m (18' 8").** Double doors to rear, door to rear.

**LARGE STORAGE & MAINTENANCE SHED: 6.20m (20' 4") x 5.10m (16' 9") increasing to 6.10m (20' 0") including storage cupboard.** Window to rear, door to rear.

#### **FIRST FLOOR :**

**LARGE GAMES ROOM - HOME CINEMA SPACE etc: 11.40m (37' 5") x 6.20m (20' 4") reducing to 4.70m (15' 5").** Two rooflights to front, two rooflights to rear.

**GYM/FITNESS SUITE: 5.50m (18' 1") x 4.70m (15' 5").** Two rooflights to side.

**SHOWER/CHANGING ROOM: 4.40m (14' 5") x 3.70m (12' 2").**

**OUTSIDE :** The property stands in a plot of about **0.84 Acres (sts)**, with a frontage of approximately **39.62m (130'0")**, and an approximate depth of **85.65m (281'0")**. The large rear garden backs onto farmland and enjoys a **SOUTH-WESTERLY ASPECT**.

**SERVICES :** We understand from the vendor that Mains Water, Electricity and Drainage are connected, and that Gas is available in the road.

**FELDEN, HEMEL HEMPSTEAD & AREA :** Felden is a sought-after semi-rural hamlet close to the outskirts of Hemel Hempstead, situated to the southwest of the town.

It is about a mile from the railway station, which offers a mainline commuter service to London Euston, in less than 30 minutes.

There are excellent road links, with the A41 bypass providing easy access to the M25 and M1, together with all the London airports. Hemel Hempstead is about 24 miles northwest of London.

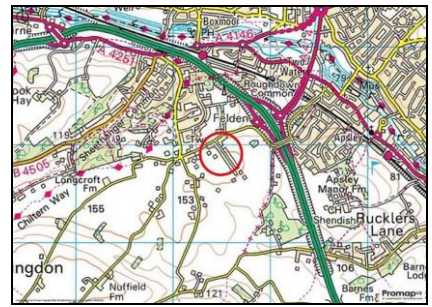
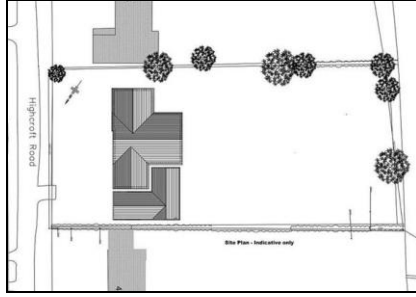
The town of Hemel Hempstead is about 3 miles northeast, and offers a wide range of shopping, eating and leisure facilities, and is home to the Snow Centre, with the UK's longest indoor ski slope.

Other nearby towns include Berkhamsted, about 6 miles distant and St Albans, about 9 miles away. These together with the neighbouring villages of Kings Langley, Bovingdon and Chipperfield, provide a wide range of shopping facilities and well regarded schools for all ages, including private schools.

The property is conveniently situated for Sheethanger Common, which offers excellent country walks. For those seeking sporting activities, there is a wide range, including a choice of football, cricket and golf clubs in the area. Other popular facilities within reach include The Hatfield Galleria and Warner Brothers Studios with Harry Potter World.

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**Ground Floor Plan - Indicative only**



**1st Floor Plan - Indicative only**

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