



The Hermitage, Hemel Hempstead

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The Hermitage, London Road, Hemel Hempstead, HP1 2RJ

A beautifully appointed detached home in a popular village riverside setting

Hemel Hempstead mainline station 1.2 miles (26 minutes to London Euston), Berkhamsted 1.8 miles, Hemel Hempstead town centre 2.1 miles, M1 (Jct 8) 4.7 miles, M25 (Jct 20) 4.8 miles, Heathrow Airport 23 miles

Storm porch | Entrance hall | Sitting room | Snug | Kitchen/breakfast room Utility | Cloakroom | Principal bedroom with en suite bathroom
6 Further bedrooms, 4 en suite
Family bathroom | Games room
Double garage | Workshop | Garden room | Gardens | EPC rating C

The property

The Hermitage is an impressive detached family home with extensive accommodation and splendid gardens, backing onto the River Bulbourne in the small village of Bourne End. The property features attractive, flexible living space, which has been extended to combine stylish modern living with attractive original details, with up to six bedrooms arranged across three levels.

On the ground floor there are two comfortable reception rooms, including the sitting room at the front with its exposed timber beams and bay window. There is also a snug in which to relax, while the heart of the home is the L-shaped, open-plan kitchen and breakfast room towards the rear with its tiled flooring, woodburning stove and French doors opening onto the gardens. The kitchen itself has sleek, contemporary units, a central island and integrated appliances, with the utility room providing further space for home storage and appliances.

The first floor features five well-presented double bedrooms, three of which are en suite. These include the generous principal bedroom with its Juliet balcony overlooking the rear gardens. The first floor also has a family bathroom, while the second floor provides useful further accommodation with a large games room and two further rooms which could be used as a bedroom and a study or dressing room, plus an en suite shower room.





Outside

At the front of the property, the block-paved driveway provides parking for several vehicles and access to the detached double garage which has planning permission for a single story studio and garage. At the rear, the split-level patio provides space for al fresco dining, with a well-maintained lawn of more than 100ft and at the end of the garden, a peaceful riverside seating area with a bridge across the river providing access to the wooded area beyond.

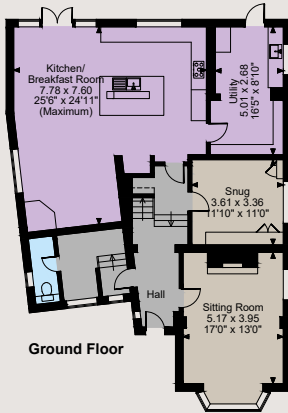
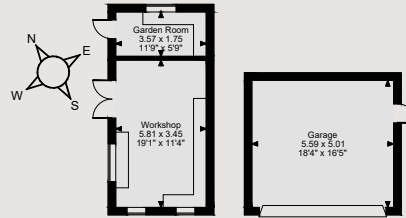
Location

The property is located in the popular village of Bourne End, between Hemel Hempstead and Berkhamsted being within easy reach of all of the local amenities and the town's mainline station. The village has three pubs, a village hall and hotels close by, both Hemel Hempstead and Berkhamsted boast a good range of shops, supermarkets, cafés and restaurants. There are two leisure centres and several pleasant parks and a good choice of golf courses surrounding the town. Nearby schooling includes the independent Lockers Park School and Westbrook Hay and Berkhamsted School. Central London is within easy reach, with services from Hemel Hempstead to London Euston taking just 26 minutes. The M1 (junction 8) and M25 (junction 20) are both close-at-hand.

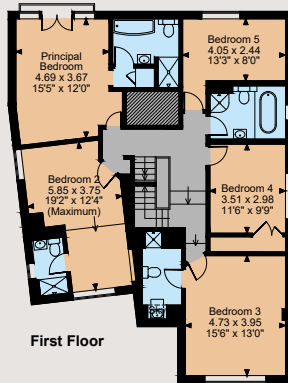


Floorplans

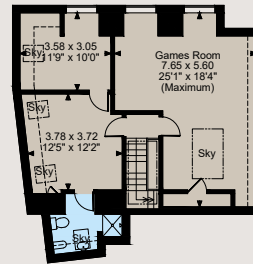
Main house internal area 3,371 sq ft (313 sq m)
 Garage internal area 301 sq ft (28 sq m)
 Outbuilding internal area 296 sq ft (28 sq m)
 Total internal area 3,968 sq ft (369 sq m)
 For identification purposes only.



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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General

Local Authority: Dacorum Borough Council

Services: Electricity, gas, mains water and drainage.

Council Tax: Band C

Tenure: Freehold

Guide Price: £1,500,000

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