



Kennel Cottages, Shendish

In Excess of £750,000

proffitt
& holt





Kennel Cottages

Shendish, Hemel Hempstead

Proffitt & Holt are delighted to offer for sale this charming three-bedroom character cottage situated in a quiet and much sought after location adjacent to Shendish golf course. The property boasts high ceilings, tiled flooring and an attractive centre brick fireplace.

The accommodation is arranged on one level and comprises of a living room, dining room, kitchen/breakfast room, three large double bedrooms, one with en suite and a separate family bathroom. There is ample parking available and the property also boasts a stunning and generous garden (accessed via double gates) which wrap around the property and is a real 'must see' to fully appreciate.

The property also offers a wealth of further potential (STPP) and a high degree of seclusion.

To fully appreciate what this unique and rarely available property has to offer, please contact leading local agent Proffitt and Holt.





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Shendish, Hemel Hempstead

Shendish Manor is an exclusive and private estate comprising a number of brick and flint barn conversions.

The area offers good communications into London thanks to the proximity of the M25, the M1 and Apsley train station which operates a regular service into London Euston (approx 30 mins).

Shendish is best known for its exclusive and beautiful 18 hole Golf course.

- Wrap Around Garden
- Three Large/Spacious Double Bedrooms
- Shendish Manor
- Secluded and Sought After Location
- Potential to Extend (STPP)
- Period Property
- Gated





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: E

Council Tax Band: E

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Ground Floor

Approx. 118.3 sq. metres (1273.6 sq. feet)



Total area: approx. 118.3 sq. metres (1273.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

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