

Canter Close, Aldenham

£1,650,000 (Freehold)

VILLAGE
ESTATES



Located within The Ridings, on the former Patchett's Equestrian Centre site and surrounded by attractive woodland and Green Belt countryside, this beautiful family home offers an exceptional blend of rural charm and modern living.

Features include a stunning and spacious, well-designed kitchen/dining room perfect for entertaining, together, with a tucked-away, utility room providing access to the integral garage. The property also boasts an impressive main reception room, flooded with natural light and offering an abundance of space, alongside a playroom/TV room open plan to the kitchen/diner and a convenient ground floor WC.

On the first floor, there is an impressive principal bedroom complete with an en-suite shower room, along with three further well-proportioned bedrooms, with bedroom three also benefiting from an en-suite shower room, and a stylish family bathroom. The second floor offers an excellent fifth bedroom suite featuring an en-suite shower room, dressing area, and a cinema space which could be made into bedroom 6 if needed. All bedrooms benefit from an array of fitted wardrobes, providing ample storage throughout.

To the rear, the property enjoys a well-maintained and secluded south facing garden extending to approximately 75ft, predominantly laid to lawn with a patio area ideal for outdoor entertaining. To the front, a generous driveway provides off-road parking for numerous vehicles and gives access to the double integral garage.

The property further benefits from underfloor heating throughout, together with a Sonos surround sound system installed in various rooms.

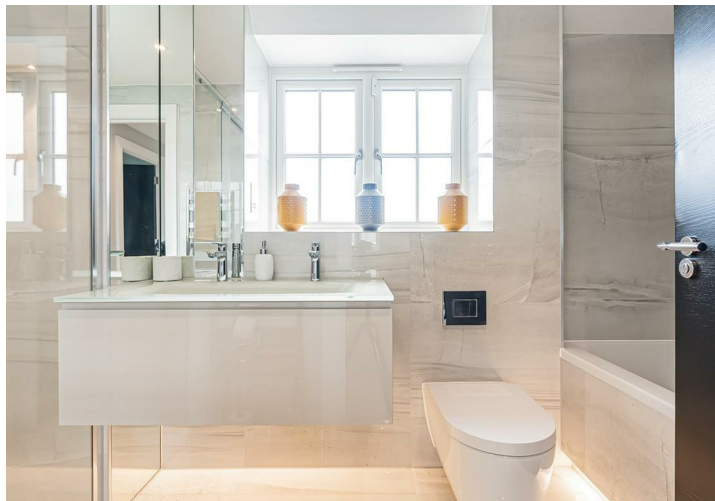
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



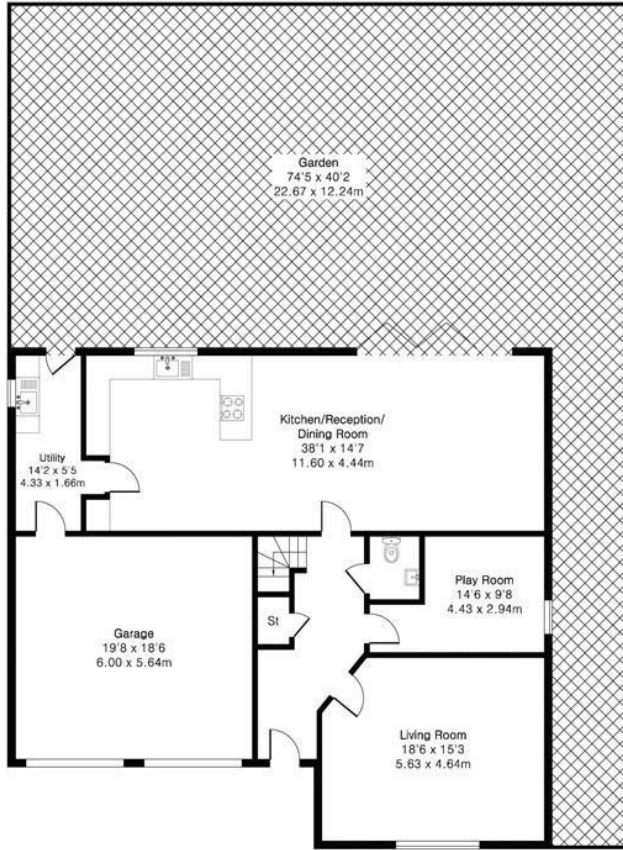




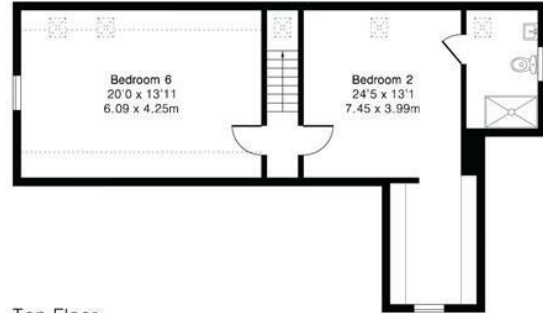


**Approximate Gross Internal Area 3437 sq ft - 319 sq m
(Including Garage)**

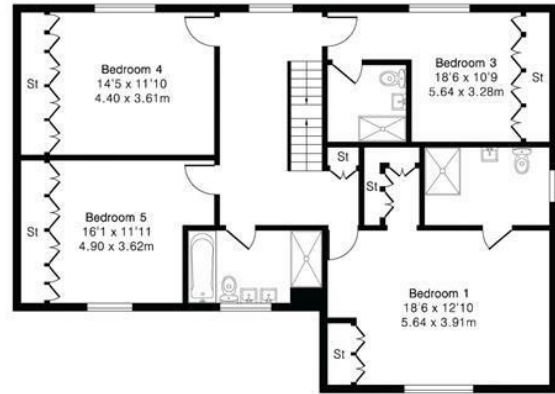
Ground Floor Area 1597 sq ft – 148 sq m
First Floor Area 1186 sq ft – 110 sq m
Top Floor Area 654 sq ft – 61 sq m



Ground Floor



Top Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan 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 purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	90
(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	