



## Pouchen End Hall Pouchen End Lane , Hemel Hempstead, HP1 2SA

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 paneling 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.

Offers in excess of £2,500,000

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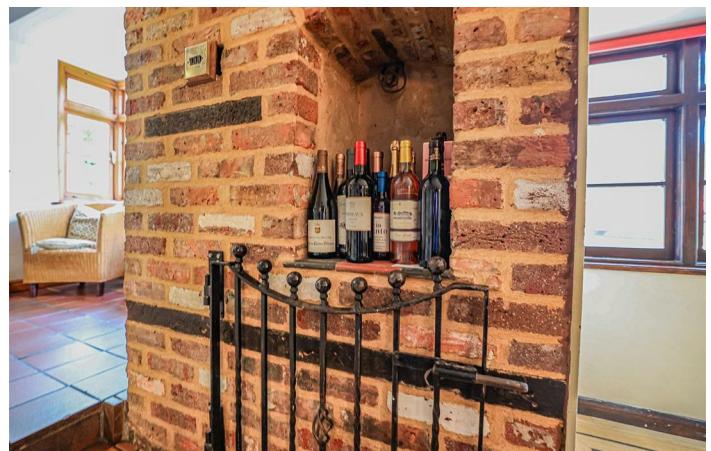


- 10 Bedrooms
- Two Bedroom Split Level Annex
- Boxmoor Trust Views
- No Onward Chain
- Characterful Features
- Circa 7 Acres
- Truly Unique Property
- Central Courtyard
- Mature Woodlands
- Gated Entrance

## Outside



## Directions



## Floor Plan

### Pouchen End Lane, Hemel Hempstead, HP1

Approximate Area = 8987 sq ft / 834.9 sq m (includes triple garage)

Limited Use Area(s) = 62 sq ft / 5.7 sq m

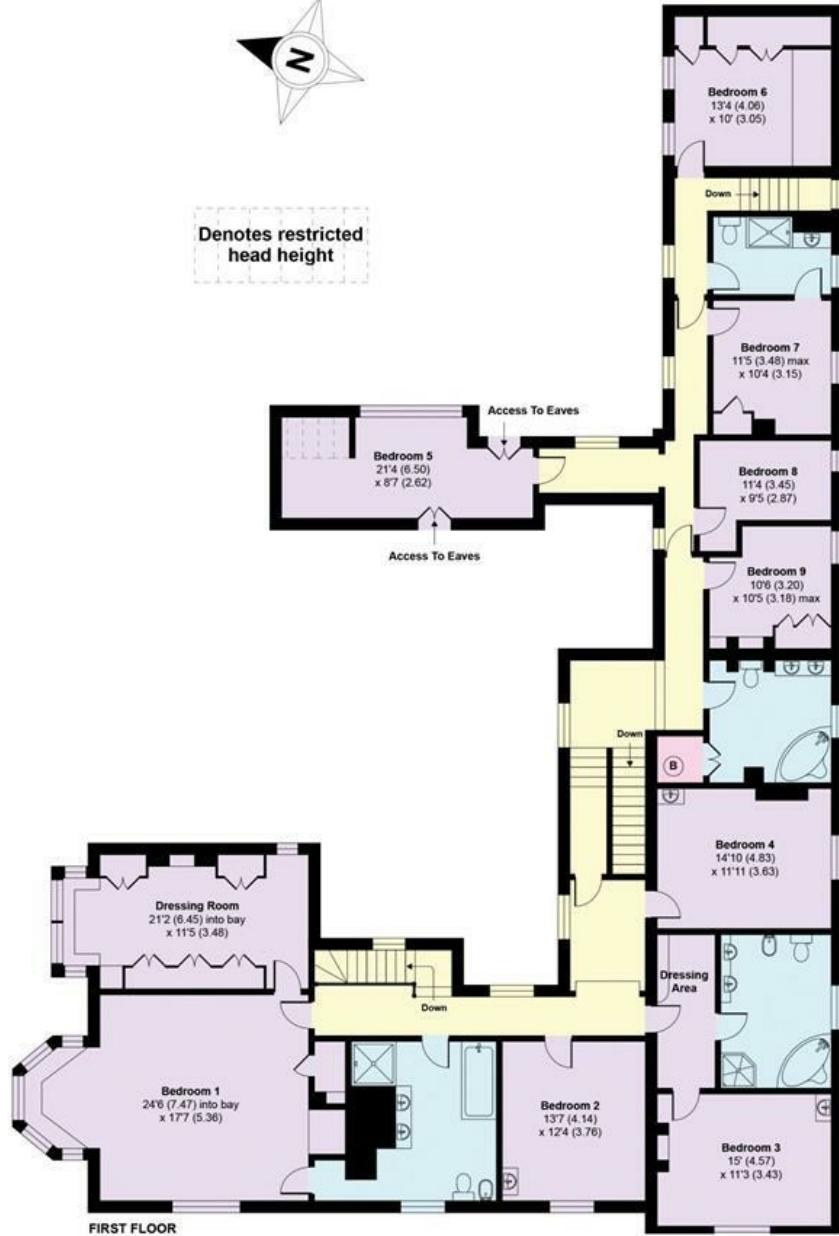
Stores = 296 sq ft / 27.5 sq m

Total = 9345 sq ft / 868.1 sq m

For identification only - Not to scale



Denotes restricted head height



Although Mulburries 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) 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	