



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

New Fiddlers Hill, Luton Road, AL5 3QF
Guide Price £1,100,000

A substantial and versatile four / five bedroom semi-rural home extending to over 2,000 sq. ft, set in the sought-after location of New Fiddlers Hill, Harpenden, and enjoying stunning countryside views.

Occupying a peaceful setting, this impressive home offers the best of both worlds a wonderful sense of space, privacy and tranquillity, while being situated within the highly regarded Harpenden area. The changing seasons and open landscape create an ever-present backdrop, while the mature gardens further enhance the feeling of privacy and connection with the countryside.

A welcoming entrance hall leads into a useful utility and boot room and a convenient ground-floor WC. A further door opens into the impressive open plan kitchen/dining room, which forms the heart of the home. With an excellent amount of worktop space, ample storage and room for a large dining table, it is perfectly suited to both everyday family life and entertaining.

The kitchen flows beautifully into a wonderful orangery, creating an exceptional open and sociable space. Flooded with natural light and enjoying the property's stunning outlook, the orangery provides the perfect setting for relaxing, dining and entertaining. Two sets of doors open directly onto the rear garden, creating a seamless connection between the kitchen, orangery and outdoor entertaining space.

From the kitchen/dining area, a door leads into the living room enjoying a wood burning stove, perfect for cosy winter nights and benefits from useful storage and in turn opens through to the family room, providing further versatile reception space for the whole family.

Stairs rise to the first floor, where there are three bedrooms, including a principal bedroom with its own en-suite. Bedroom two benefits from useful storage, while bedroom three provides further comfortable accommodation.

The floor is completed by a family bathroom and a separate dressing room, which offers excellent flexibility and could also be used as a fourth bedroom or home office.

There is an impressive annexe comprising an entertainment room which could possibly be a fifth bedroom. This versatile space could be ideal for guests, older children, hobbies, home working or simply as an additional entertaining area. There is a raised mezzanine space which the current owners use as a sleeping area. There is also a driveway and an adjoining single garage.

To the rear is a truly stunning mature garden, with an abundance of established shrubs, plants and greenery. There is plenty of space for outdoor dining and entertaining, making it an ideal setting for summer barbecues, family gatherings and relaxing on warm evenings. The garden's established planting and open outlook create a wonderful sense of privacy and tranquillity.

New Fiddlers Hill offers a rare combination of generous accommodation, a peaceful rural setting and the many benefits associated with living in the Harpenden area. The property's beautiful countryside surroundings, stunning views, mature gardens and versatile accommodation combine to create a home with a genuinely special sense of place.

Harpenden is particularly popular with families, offering a strong selection of excellent schools and educational facilities, together with a welcoming community and a wide range of shops, cafés, restaurants, leisure facilities and everyday amenities. The town's excellent schooling, attractive surroundings and convenient transport links make it a highly desirable place to live.

Whether enjoying a morning coffee in the orangery, entertaining friends in the garden or simply taking in the changing rural views from the many rooms, this is a property where the setting is as important as the accommodation itself.

Tenure: Freehold
Council Tax Band: E
EPC Rating: C











Total area: approx. 187.2 sq. metres (2014.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage and entertainment room included in total floor area.
Plan produced using PlanUp.

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