

# The Old Chapel

Flaunden, Hertfordshire







A truly unique property which has been subject to extensive work by the current owners and presents to an exceptional standard throughout.

Chorleywood 3.8 miles (Baker Street 43 minutes, Marylebone 32 minutes),  
Hemel Hempstead 5.9 miles (Euston 30 minutes, M25 (Jn 18) 4 miles, Central London 31 miles  
(Distances and times approximate).



### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/dining room | Bedroom with en suite and sauna

Two further bedrooms | Two family bathrooms | Sitting room

**First Floor:** Principal bedroom with en suite bathroom

### Garden and Grounds

Parking area | Garden | Patio area | Detached double garage

**In all about 0.12 acres**





## Situation

Flauden is a charming rural village on the Buckinghamshire/Hertfordshire border, in the quiet Chiltern countryside surrounded by woods and farmland, with many miles of footpaths and bridleways to enjoy. The nearby villages of Sarratt, Chipperfield and Bovingdon provide a good range of local shops, amenities and primary schools. The area is also well served for access into London by train, as well as motorway access, giving you the country lifestyle whilst still being well connected for the commuter. The village itself benefits from two country pubs too – The Bricklayers Arms and The Green Dragon.



## The Old Chapel

The Old Chapel is a truly unique property which has been subject to extensive work by the current owners and presents to an exceptional standard throughout. The current owners have created a versatile and functional home, with over 2,200 sq ft of living accommodation neatly set out. The property blends period architecture, standout features and contemporary finishes sympathetically throughout to create a special home.

The Old Chapel is entered by a striking arched front door and you are first met by a practical entrance hall, which is perfect for storing boots and coats after a walk in the nearby countryside. The entrance hall leads onto the kitchen and dining room, which is open-plan and has a vaulted ceiling to create impressive volume, alongside large arched windows which look out to the front of the property, there is also a circular stained-glass window higher up – a notable feature of the former chapel. The high level of craftsmanship is evident with beautiful tiling and a country style kitchen, complete with a breakfast bar.

The ground floor hallway leads on from the kitchen to two bedrooms, a shower room and a bathroom. From here, there is a sitting room, which is an expansive and versatile space, with one section of it benefitting from a large glass skylight- a standout feature added by the current owners. The sitting room also borders a secondary entrance to the property. Within the sitting room you will find exposed brick features and a wood burning stove.

Beyond the sitting room there is a further bedroom, which has impressive crittal windows and doors, framing a delightful view of the grounds and its own en suite shower room, complete with a sauna.

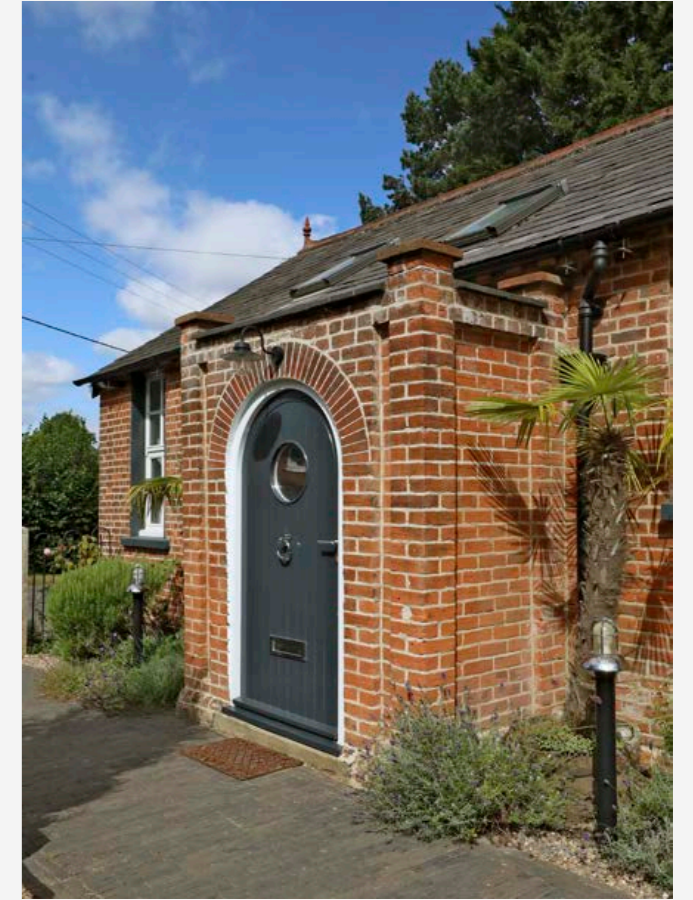






On the first floor is the delightful principal bedroom, which is configured in a semi open plan style with an indulgent freestanding rolltop bath- a real focal point alongside the vaulted ceilings.





## Outside

Directly to the front of the property is a conveniently positioned parking area. The grounds are set behind attractive railings to the front, with a gate for access. The Old Chapel is believed to date back to 1836, and a section of the garden remains as a graveyard today, in-keeping with the history of the site. The rear section of the grounds has a very private feel with plenty of space for seating and a lovely patio area. The Old Chapel also benefits from a detached double garage, with electric doors and loft space. Loft space is also found in the main house.



## FLOORPLANS

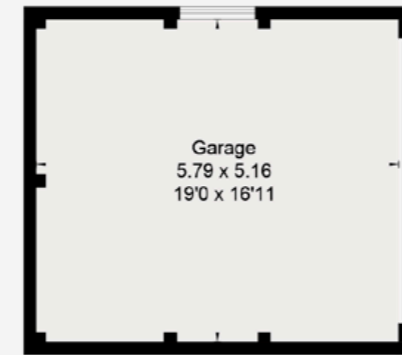
Approximate Gross Internal Floor Area

Ground Floor: 166.7 sq m / 1,794 sq ft

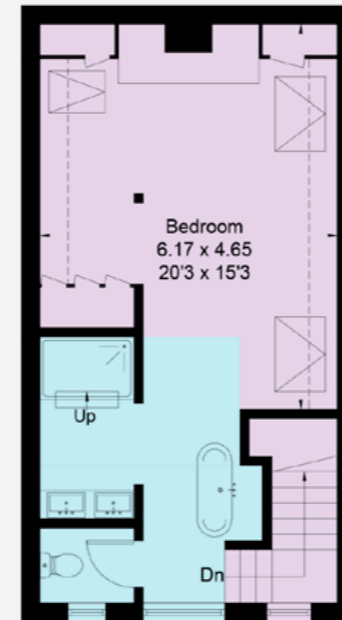
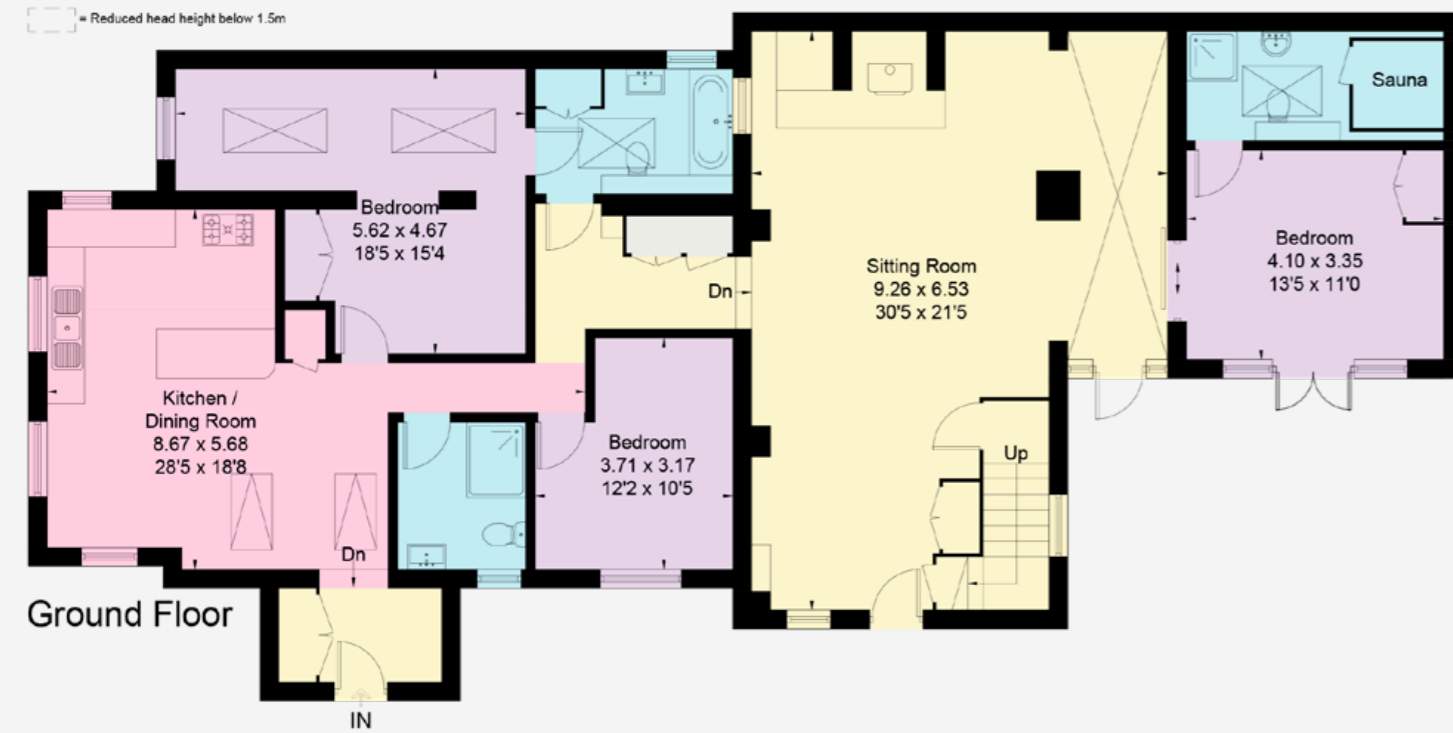
First Floor: 43.9 sq m / 472 sq ft

Garage: 29.9 sq m / 322 sq ft

Total: 240.5 sq m / 2,588 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



## PROPERTY INFORMATION

### Property Information

**Services:**

Mains water, electricity, gas and drainage.

**Tenure:**

Freehold.

**Local Authority:**

Dacorum Borough Council

**Council Tax:**

Band F

**EPC:**

Band D (rating 59)

**Postcode:**

HP3 0PT

**what3words:**

[#sorters.feast.hurray](#)

**Viewings:**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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