



CHAPEL LANE
Letty Green, Hertfordshire.

27 Chapel Lane, Letty Green, SG14 2PA

A one-off contemporary masterpiece

A stunning gated detached residence set in a quiet and desirable location of Letty Green
The thoughtful and beautifully designed accommodation extends to approximately 5,713 sq ft
with superb leisure complex including wonderful entertainment area with bar,
indoor heated swimming pool, steam room, jacuzzi and gymnasium



ACCOMMODATION SUMMARY

This outstanding five bedroom, five bathroom, three reception room contemporary home incorporates a substantial feature staircase, floor to ceiling glass windows and offers stunning spaces with exquisite detailing. The home is designed for open plan family living and entertaining on a large scale.

To the ground floor the property offers a reception hall, stunning kitchen/family room, lounge, dining area, study, downstairs cloakroom and utility room. The first floor comprises of principal bedroom with en suite bathroom and balcony, two further bedrooms, three further bathrooms (two en suite), media room/art room/bedroom, with a glass balcony running across the rear of the property. The lower ground floor offers a luxury spa including swimming pool, gymnasium, steam room, jacuzzi and gymnasium, plus a further bedroom.

The property is approached via a gated drive with off street parking and a double garage. To the rear there is a large rear garden, mainly laid to lawn with koi carp pond, sunken seating area, very large entertaining terrace with sound system.

This is a property which has been thoughtfully created with luxury, comfort and recreation in mind.



To make an appointment please contact Paul Brown in our Prime Sales Department
on paul@statons.com or 07867 510540





























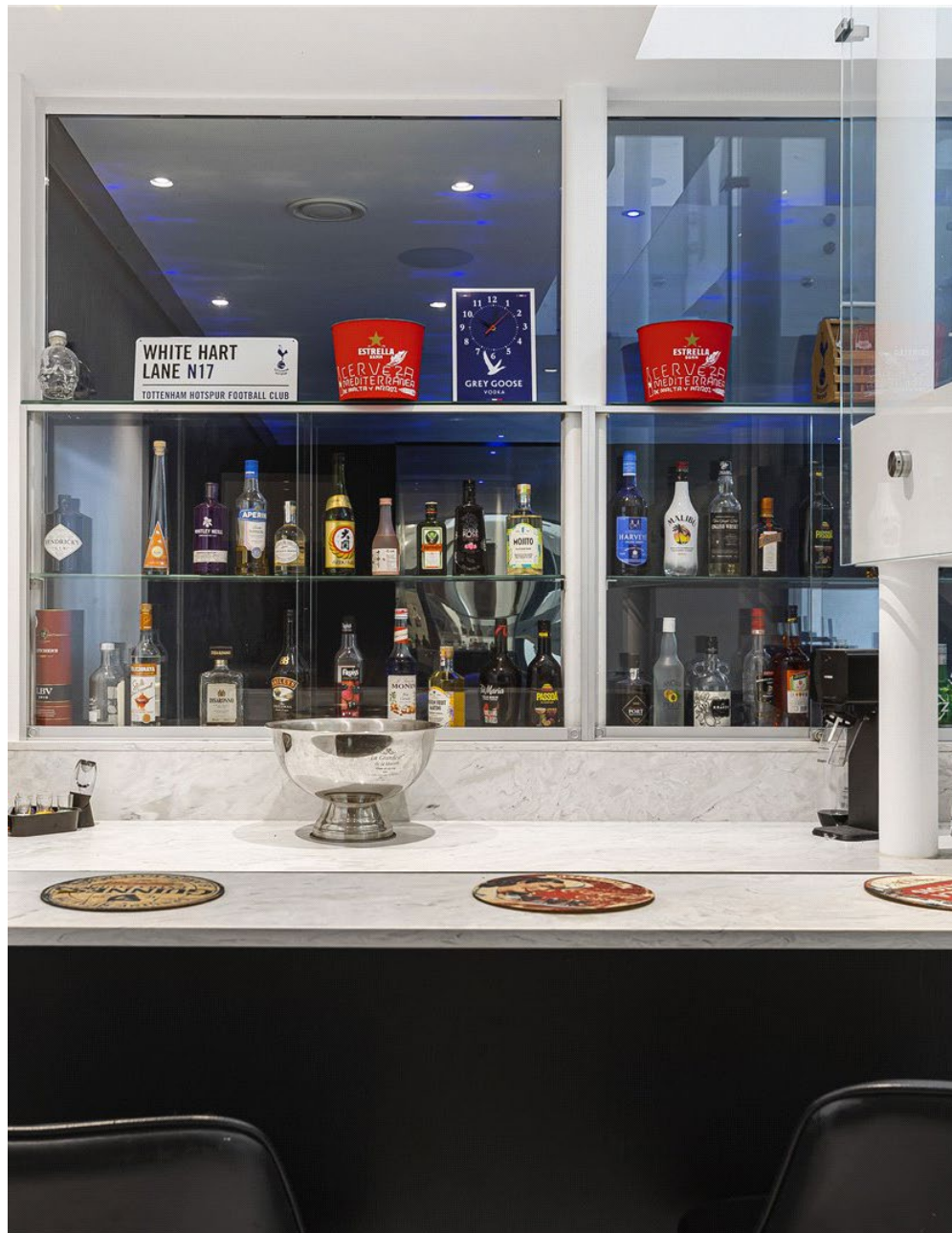




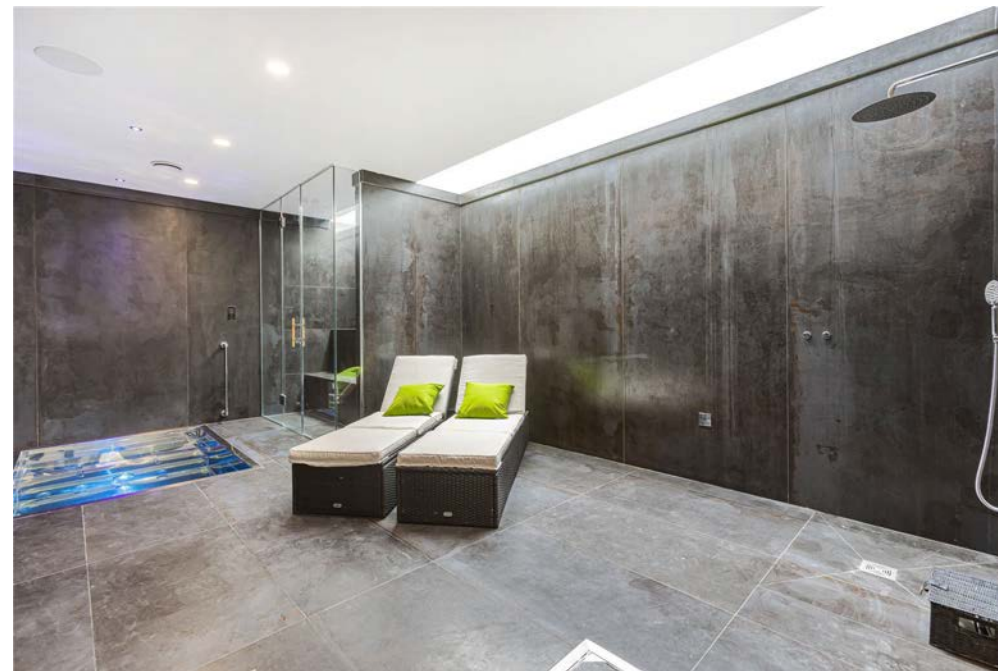






















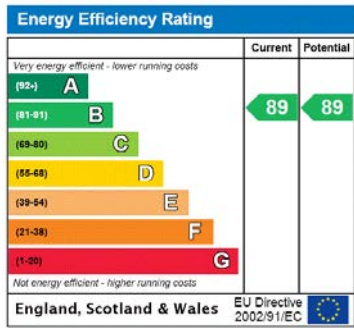


Specification

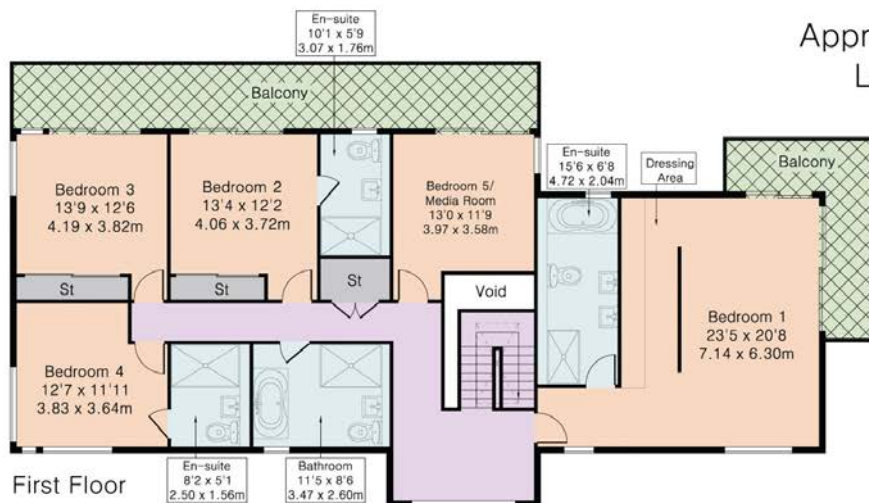
- Underfloor heating throughout, via heat pump with air con function
- Mechanical ventilation and heat recovery system with air con function
- Mode smart lighting system throughout internal and external
- Neon lighting system to all external elevations
- Somfy controlled electric blinds throughout
- Sonos sounds system
- BT 1gb fibre broadband
- Matrix tv system for multi-screen viewing
- Sky Q box system
- Home cinema system in Lounge, Cinema and Bar area
- 11amp Car charger
- 3 phase electric
- 7 years left of ICW Build warranty

Location:

The property is located within one of the area’s most sought after village locations, the rarely available Chapel Lane. Letty Green is an idyllic village surrounded by beautiful countryside including the popular Cole Green Way nature trail. The village primary school, Hertingfordbury Cowper JMI is a short distance away, as is the popular country pub, The Cowper Arms. Both Hertford and Welwyn Garden City are a short drive away providing excellent shopping, restaurants and schooling for all ages, along with a choice of mainline train station serving London.



Local Authority: East Hertfordshire
Council Tax Band: G
Tenure: Freehold



Approximate Gross Internal Area 5713 sq ft – 530 sq m

Lower Ground Floor Area 1490 sq ft – 138 sq m

Ground Floor Area 2304 sq ft – 214 sq m

First Floor Area 1659 sq ft – 154 sq m

Garage Area 260 sq ft – 24 sq m

