



LUMLEY
ESTATES

Moles End

Grange Lane, Letchmore Heath



Key Features

- *Stunning contemporary barn-style home set within approximately 3.53 acres*
- *Exceptional open-plan kitchen, dining and living space with vaulted ceilings*
- *Three generous double bedrooms and two beautifully appointed bathrooms*
- *Detached outbuilding incorporating stables and extensive storage with superb lifestyle potential*



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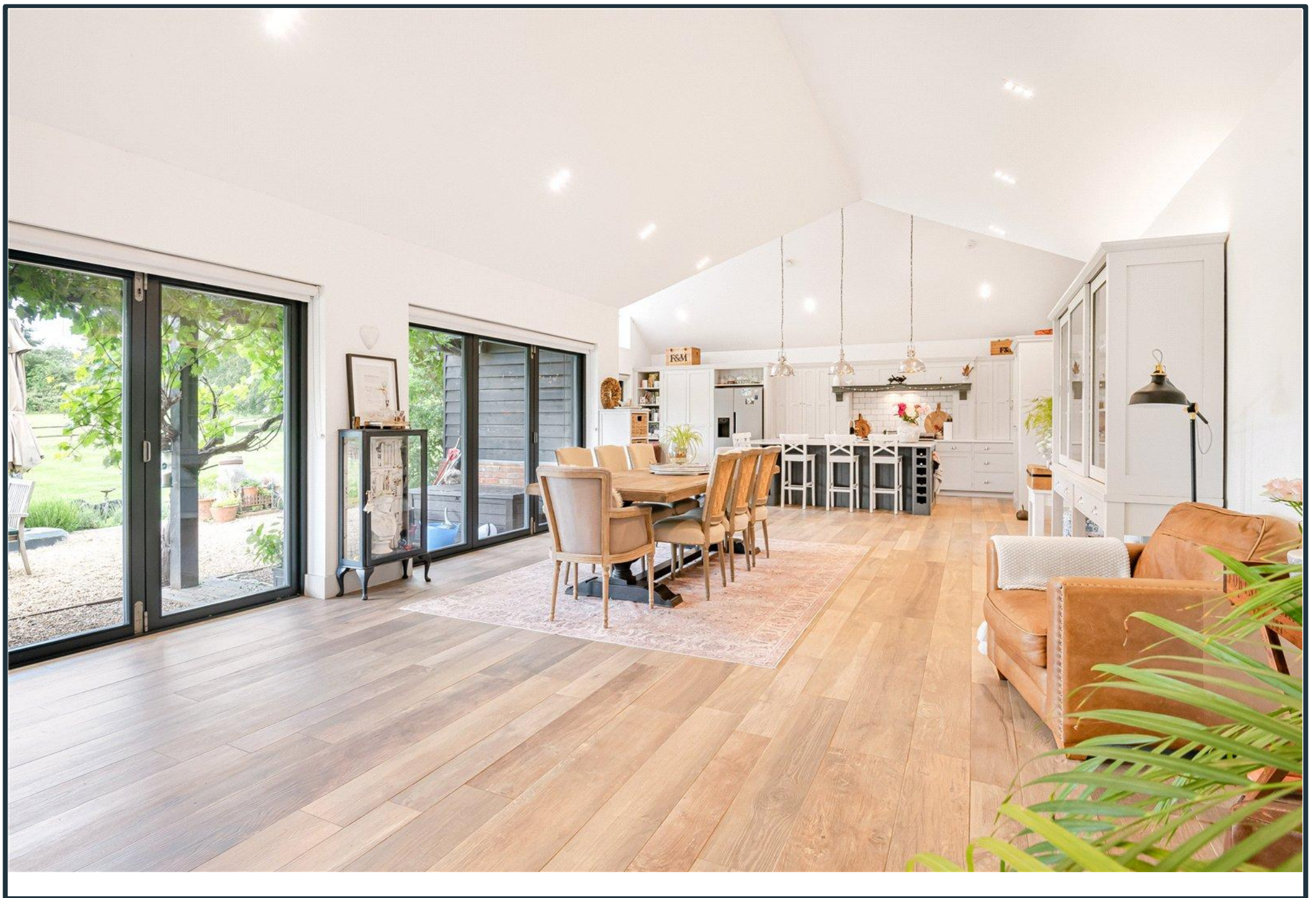


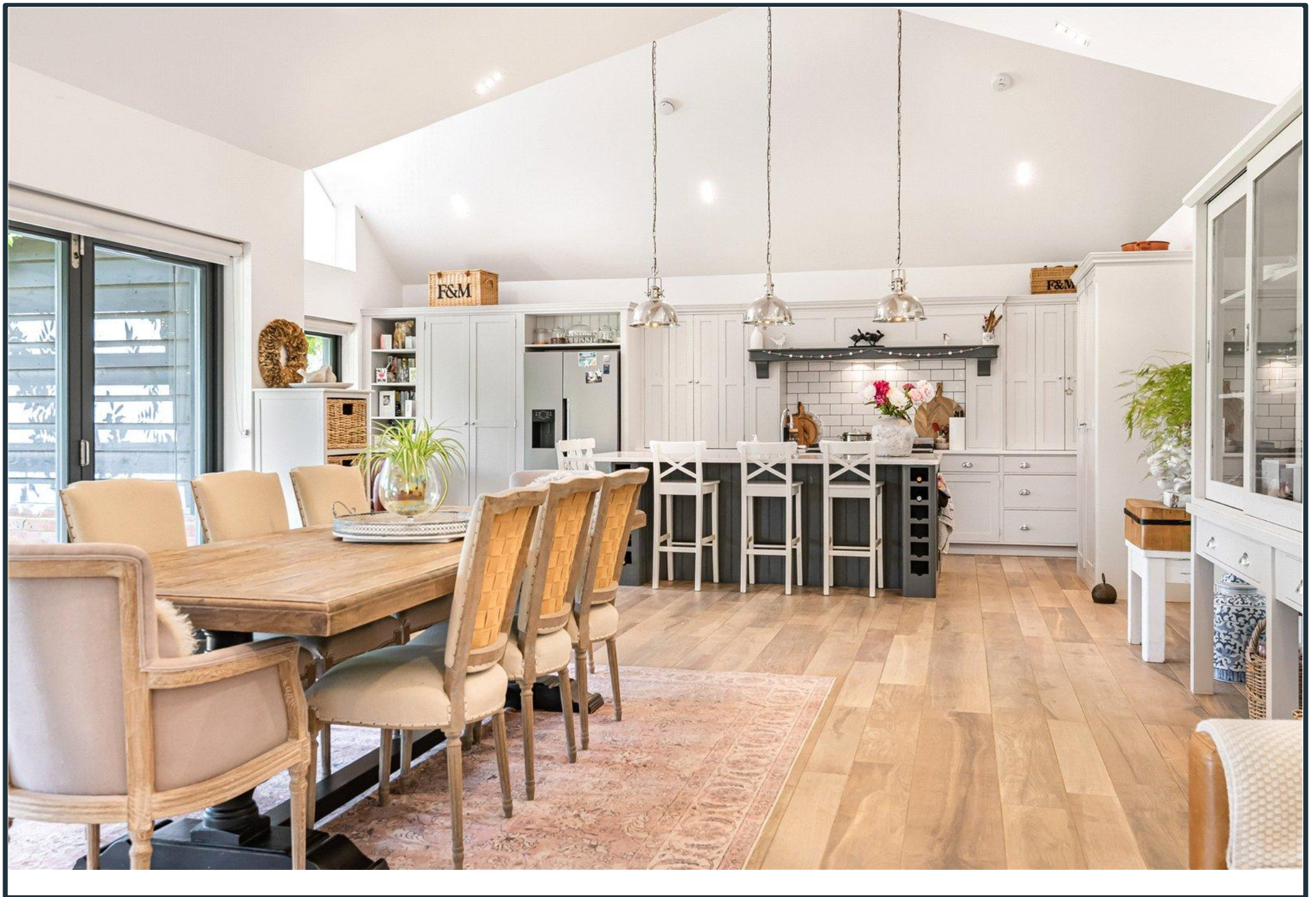
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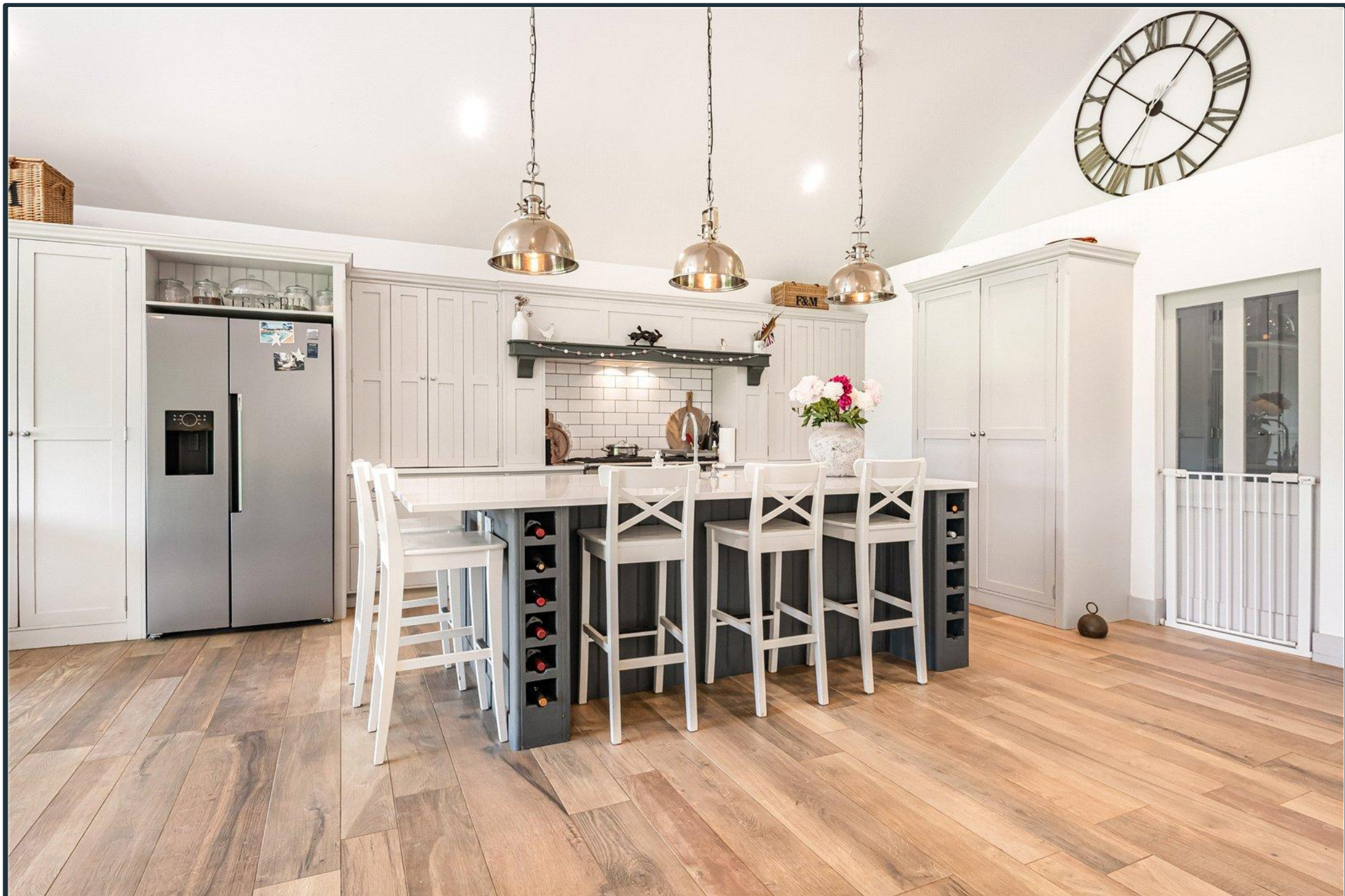
Freehold

EPC To be confirmed

Council Tax G







ACCOMMODATION

Designed for modern family living and effortless entertaining, Moles End offers beautifully balanced accommodation extending to approximately **2,365 sq. ft**, complemented by a substantial detached outbuilding.

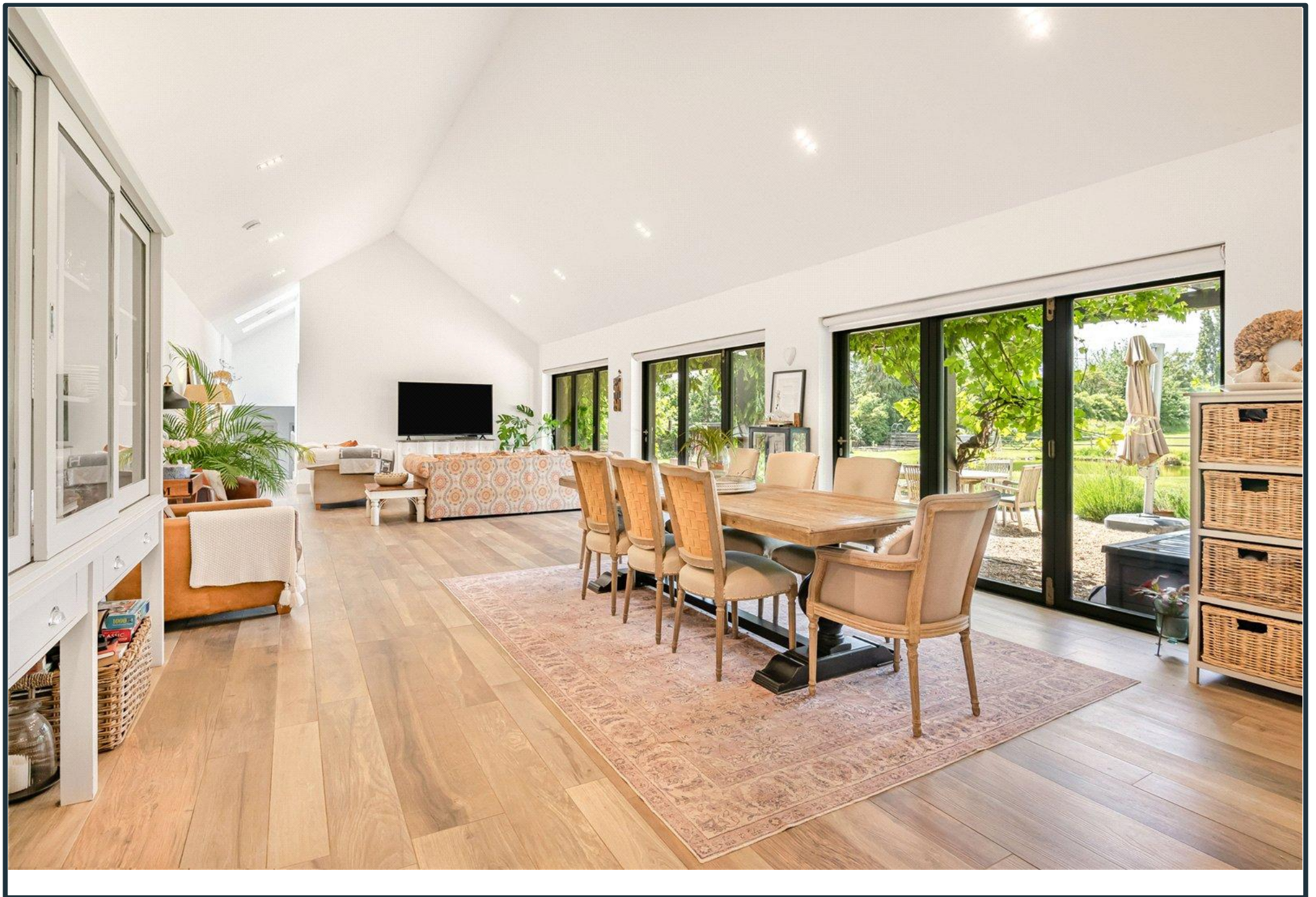
At the heart of the home is an impressive open-plan kitchen, dining and living room measuring over 67 feet in length. Flooded with natural light from expansive glazing and bi-fold doors, this spectacular space seamlessly connects the interior with the surrounding gardens and grounds, creating a wonderful environment for both everyday living and entertaining.

The ground floor also benefits from a separate TV room, providing a cosy retreat away from the main living area, together with a practical utility room and guest cloakroom.

The bedroom accommodation has been thoughtfully arranged to provide flexibility and privacy. Two spacious double bedrooms are positioned on the ground floor and are served by a luxurious family bathroom, whilst the first floor is dedicated to an exceptional principal suite featuring a large bedroom, extensive storage, an elegant en-suite bathroom and outstanding countryside views.

Outside, the detached outbuilding incorporates stables and a substantial storage area, offering a wide variety of potential uses, subject to any necessary consents.







THE PROPERTY & LOCATION

Moles End occupies a delightful position just off of the highly regarded Grange Lane in the sought-after village of Letchmore Heath, a picturesque Hertfordshire setting renowned for its village green, duck pond and charming semi-rural atmosphere.

The property enjoys an enviable plot extending to approximately **3.534 acres**, providing a wonderful sense of space and privacy. The grounds stretch to around **510 ft in depth** and approximately **224 ft in width** at their widest point, creating a substantial landscaped environment that is rarely available.

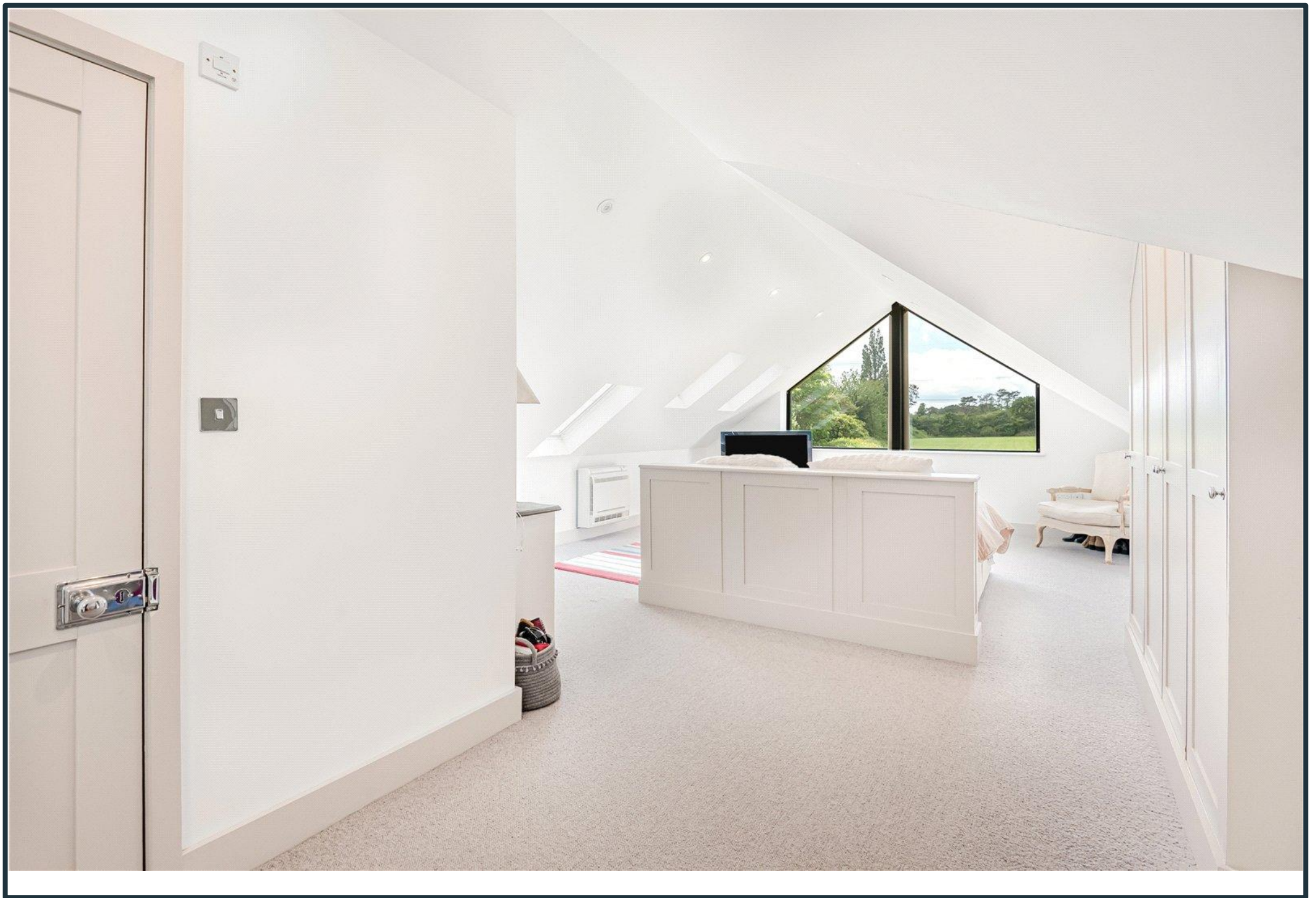
The generous plot allows the house to sit comfortably within its surroundings, with extensive lawns, mature boundaries and attractive outlooks across neighbouring countryside. The combination of contemporary living space and expansive external grounds makes Moles End ideally suited for families, equestrian interests or those simply seeking a peaceful country lifestyle within easy reach of London and the surrounding road networks.

Letchmore Heath itself offers a unique village environment whilst remaining conveniently placed for Radlett, Watford, St Albans and excellent transport connections including the M1, M25 and nearby rail services into central London.

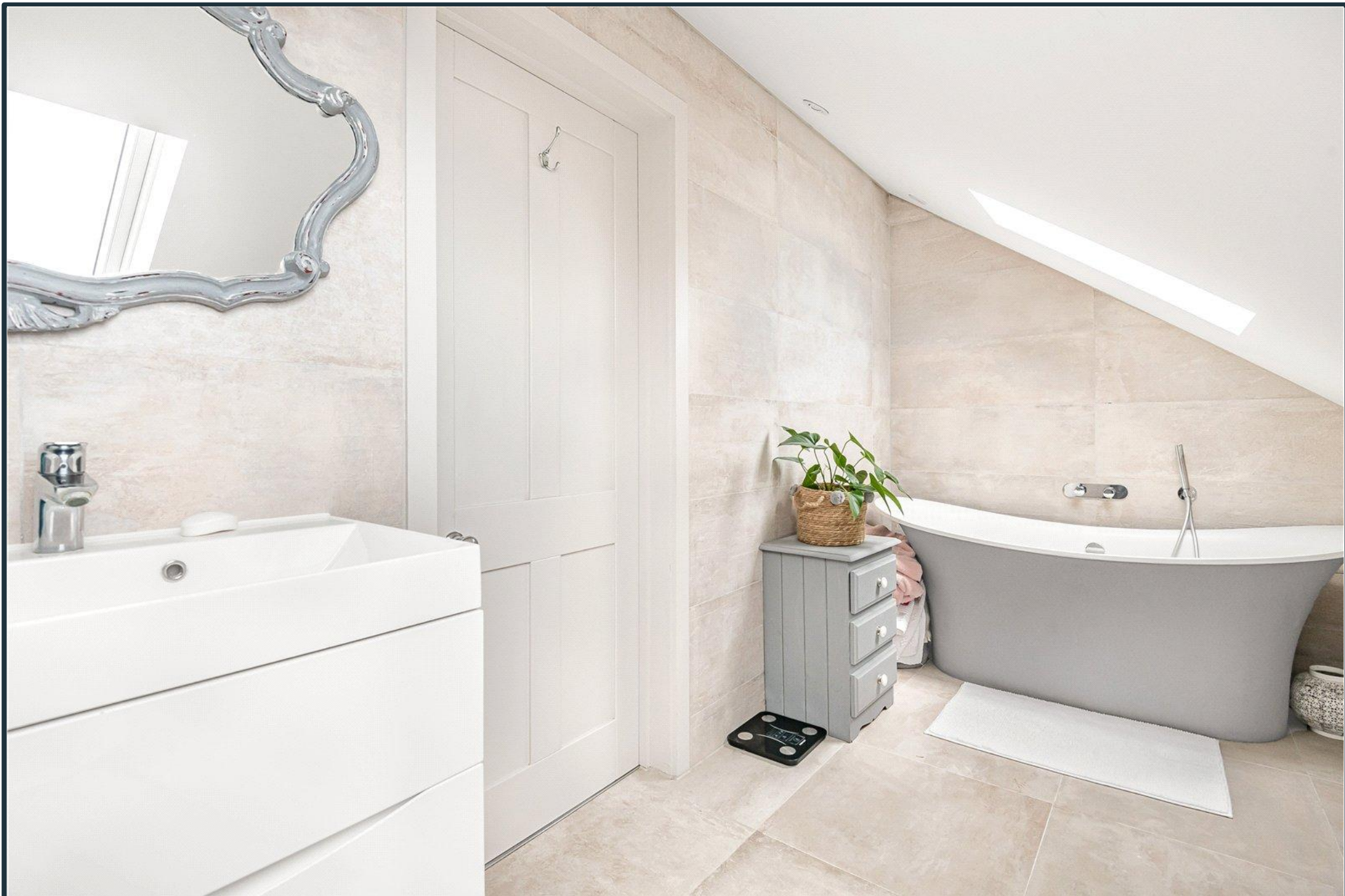












LEISURE, AMENITIES & GROUNDS

The grounds are a defining feature of Moles End, offering a superb balance of formal gardens and open green space. Extensive lawns provide an ideal setting for family recreation, outdoor entertaining and enjoying the peaceful surroundings, while mature trees and established planting create a high degree of privacy.

A large terrace and covered seating area extend the living space outdoors, making the property perfectly suited for summer gatherings and al fresco dining. The attractive pond and open aspect add to the tranquil atmosphere, enhancing the feeling of a private countryside retreat.

The detached outbuilding, incorporating stables and generous storage space, further enhances the versatility of the property and may appeal to purchasers with equestrian, hobby or gym requirements. The extensive grounds also provide ample space for a purchaser to create their own private par-3 golf hole, subject to any necessary consents, adding yet another unique lifestyle feature to this exceptional home.

Despite its idyllic setting, Moles End remains conveniently located for a wide range of local amenities, excellent schooling and leisure facilities, combining the best of rural living with outstanding accessibility.

















**Approximate Gross Internal Area 2365 sq ft - 220 sq m
(Excluding Outbuilding)**

Ground Floor Area 1838 sq ft – 171 sq m

First Floor Area 527 sq ft – 49 sq m

Outbuilding Area 666 sq ft – 62 sq m



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.





Mark McDonald

01923 853366

mark@lumleyestates.co.uk

72 Watling Street
Radlett
WD7 7NP

Tel: 01923 853 366
info@lumleyestates.co.uk
<https://lumleyestates.co.uk/>

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