



**Shothanger Way, Bovington Hemel Hempstead HP3 0DW**





A grand and light-filled entrance hall with an impressive staircase rising to a galleried landing creates a striking first impression. The heart of the home is the expansive open-plan kitchen, dining, and family area-bathed in natural light from a large roof lantern which offers sweeping views over the manicured gardens. Perfect for modern family living, this space flows seamlessly for both relaxed days and elegant entertaining. The ground floor also offers a spacious, dual-aspect family lounge complete with a feature fire place and direct access to an additional reception room-ideal as a home office or playroom. A further elegant reception room, provides a tranquil retreat with views over the front garden. The property benefits from a generous guest suite on the ground floor, comprising a sizeable double bedroom, a dressing area, and a stylish en-suite shower room-perfect for extended family or visiting guests, with a cloak room completing the ground floor accommodation. Upstairs, the galleried landing leads to four well-proportioned bedrooms. The principal suite features its own dressing room and a sleek en-suite bathroom. A standout feature is the unique "lookout" tower, accessed via a private staircase within the fourth bedroom-offering panoramic views over the grounds and open countryside beyond. The main family bathroom includes a spacious bath, separate shower cubicle, and a separate WC.

#### External

Externally, Berrymoor is surrounded by mature gardens that offer a high degree of privacy and a picturesque setting for outdoor living. There is a summerhouse and also a gate, at the rear which leads directly onto The Chiltern Way, which offers the opportunity of beautiful countryside walks, and also leads in the direction of Bovingdon village centre. The carriage driveway provides ample parking, with access to a detached garage. There is a utility room to the rear of the garage with space for the usual appliances.

#### Location

While enjoying a beautiful, peaceful setting in a quiet private road with fields to front and rear, Berrymoor is conveniently located just minutes from the amenities of Bovingdon village and with easy reach of both Berkhamsted's and Chesham's excellent schools, boutique shops and restaurants. The nearest railway station is approximately 1.2 miles away offering journeys into London Euston in under 30 minutes, making it ideal for families and commuters alike.









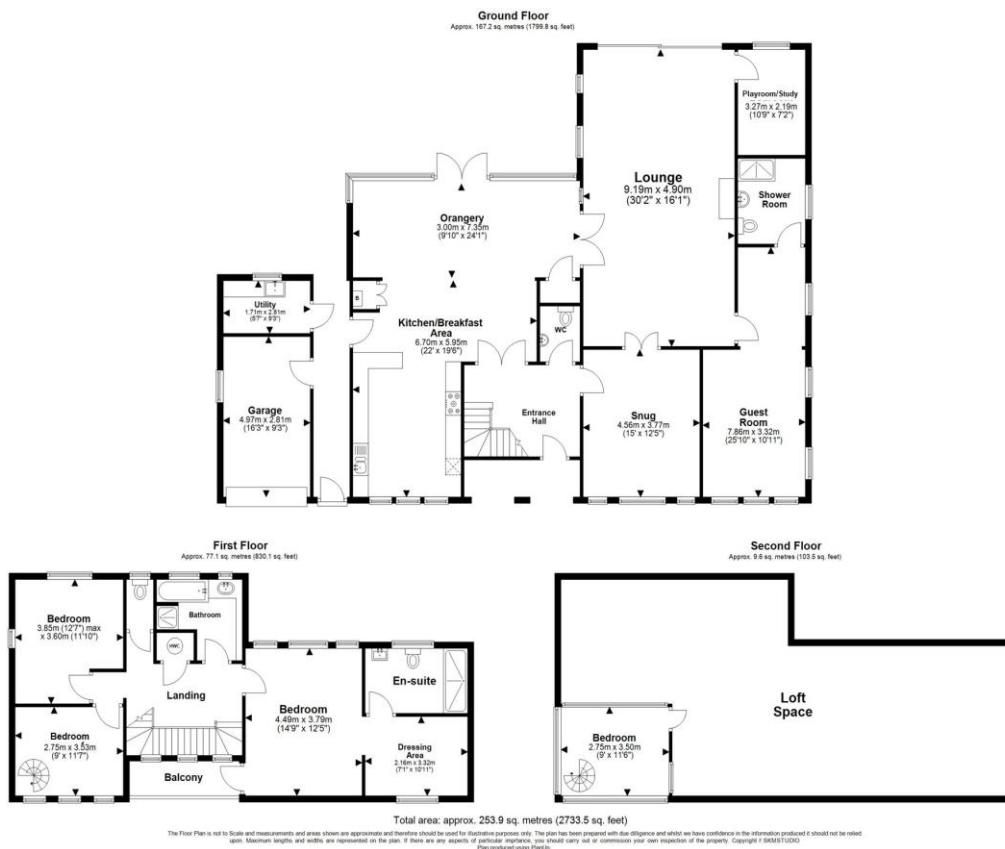
# welcome to Shothanger Way, Bovingdon Hemel Hempstead

- Stunning Kerb Appeal
- Five Bedrooms
- Close Proximity To Mainline Train Station
- Substantial & Versatile Living Accommodation
- Beautifully Presented Throughout

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

guide price  
**£1,700,000**

Located on one of Bovingdon's most sought after private roads, Berrymoor is a truly exceptional and unique family residence, originally built in 1940 and thoughtfully extended and modernised to provide over approximately 2800 sqft of beautifully appointed living space.



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Property Reference:  
BKH103073- 0004

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