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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...





# Nr Boxmoor

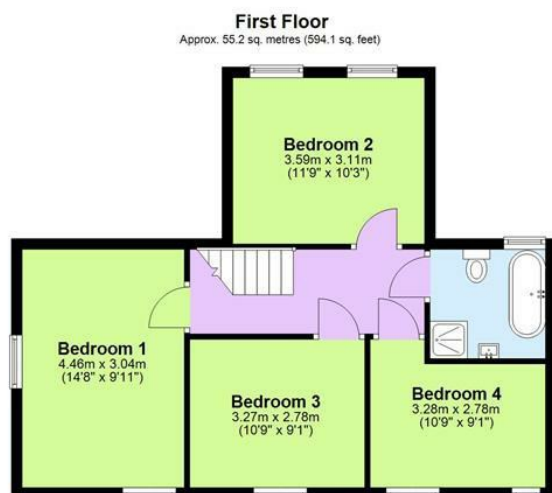
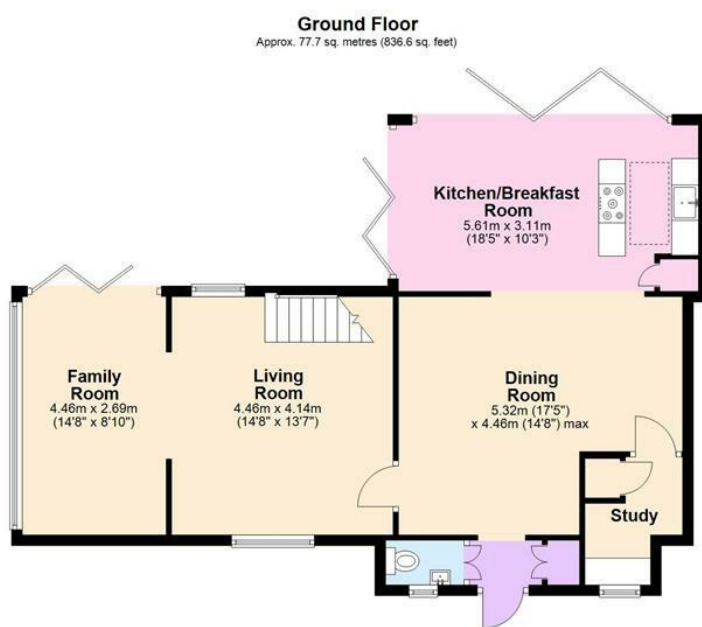
OFFERS IN EXCESS OF

£850,000

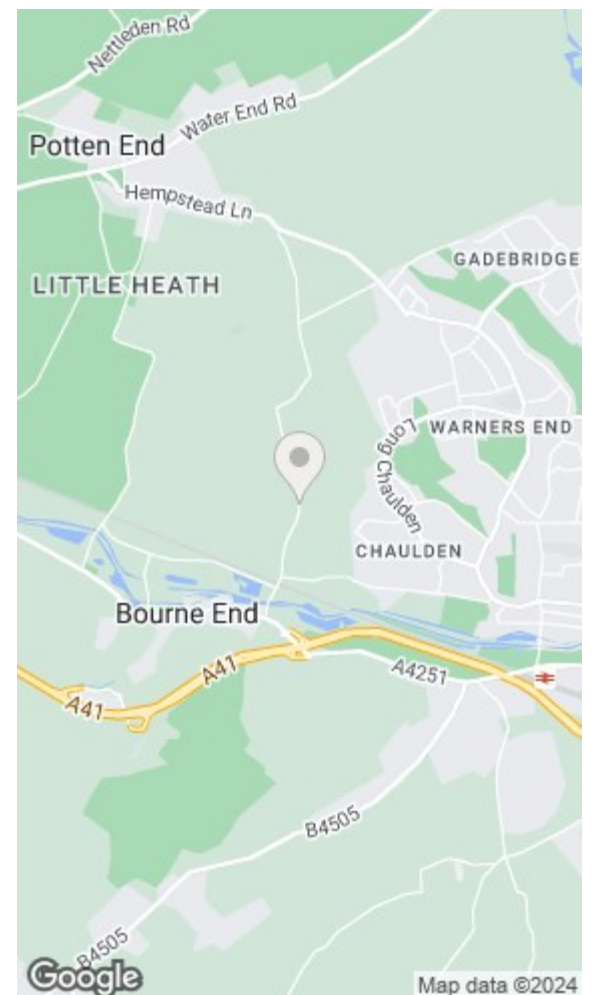
A stunning character cottage which has been extended and updated to a high standard giving it a modern twist with stunning open plan kitchen/dining/family room and flexible accommodation to include a wonderful garden office. Internal inspection essential.



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Total area: approx. 132.9 sq. metres (1430.7 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>91</b>	<b>56</b>		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales









A wonderful character cottage within easy striking distance of the mainline train station serving London Euston and with flexible accommodation.



**Ground Floor**  
This four bedroom house is in a beautiful, rural location and is very well presented throughout.

The house has a very impressive kitchen with high-end appliances which is open-plan to the dining area and a further seating area. There are two sets of bi-folding doors which creates a wonderful entertaining space in the summer. There is a separate utility room and a downstairs cloakroom with w/c.

The living room has dual aspect windows and leads on to the family room with full height windows, a log-burning stove and folding doors to the garden.

**First Floor**  
The first floor has access to the four bedrooms with the principle bedroom enjoying a bank of wardrobes and dual aspect windows. There is a modern bathroom with shower cubicle and a bath, w/c and hand wash basin. The landing provides access to the loft via a fold away ladder which provides excellent storage capacity.

**Outside**  
The rear garden is west facing and has raised flower beds, a water feature, fully equipped home office with data-cabling, and a gate to the parking space.



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**The Location**

The property offers the very best in rural living with the convenience of not being too far from amenities and good links to the rest of the country. Pouchen End is a hamlet which is situated close to the market town of Berkhamsted, offering a buzzing high street with an array of shops, restaurants, and bars. There are also plenty of sporting and recreational facilities close by including the Ashridge and Berkhamsted golf clubs, tennis and cricket clubs, sport centre and the National Trust Ashridge estate to be enjoyed and explored. There is also the much loved Champneys Health Spa a short drive away, for the ultimate in relaxation.

With fantastic transport links, both Berkhamsted and Hemel Hempstead stations offer direct links to London and there is easy access to the M25 and M1 via the A41. Schooling is well catered for and there are a number of well regarded private and states schools in the surrounding area.

**Agents Information For Buyers**

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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