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# 1 Mayfield Cottages, Maple Hill, Bovingdon, Hertfordshire, HP3 0NL

A charming three-bedroom family home set in a delightful semi-rural location, occupying a superb plot of approximately one acre.

- Fantastic three bedroom family home
- Mature plot extending to approximately one acre
- Fantastic open plan kitchen / dining / family room
- Cosy and characterful living room
- Entrance porch, hallway and utility room with W/C
- Principal bedroom with modern ensuite shower room
- Two further bedrooms and stylish family bathroom
- Ample driveway parking and superb formal gardens
- Summerhouse (annex) and stable block

A charming three-bedroom semi-detached home set in a sought-after semi-rural location in the Hertfordshire village of Bovingdon. The property occupies an exceptional plot of approx. one acre, enjoying open field views and a wonderful sense of space and privacy. The characterful yet modern interior is filled with natural light and features an open-plan kitchen/dining/family room with garden access, a cosy living room with fireplace, a utility room with WC, entrance hall, and porch. Upstairs offers a vaulted principal bedroom with en-suite, two further bedrooms, and a modern family bathroom. Outside, the beautifully landscaped gardens include patios, BBQ area, pond, summerhouse with kitchenette and shower room, stable block, garden shed, and ample parking. The expansive, tree-lined grounds provide an outstanding setting for family life. Planning permission has been granted for a double-storey extension to create a four-bedroom home (ref: 24/01487/FHA).







Bovingdon, a sought after village in Hertfordshire, blends rich history with modern amenities. The High Street features a mix of characterful buildings and contemporary shops, while traditional pubs and eateries offer a warm, local atmosphere. Close to the Chiltern Hills Area of Outstanding Natural Beauty, Bovingdon is perfect for outdoor enthusiasts. With strong transport links and excellent local schools, it's a great location.

Tenure: Freehold | EPC Rating: D | Council Tax Band: F





Approximate Gross Internal Area  
 Ground Floor = 60.8 sq m / 654 sq ft  
 First Floor = 57.7 sq m / 621 sq ft  
 Outbuildings = 46.2 sq m / 497 sq ft  
 Total = 164.7 sq m / 1,772 sq ft

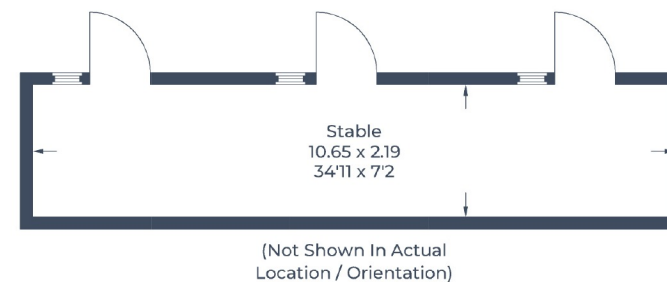
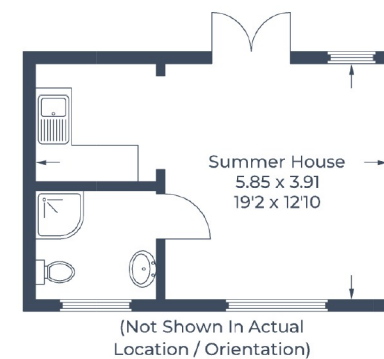
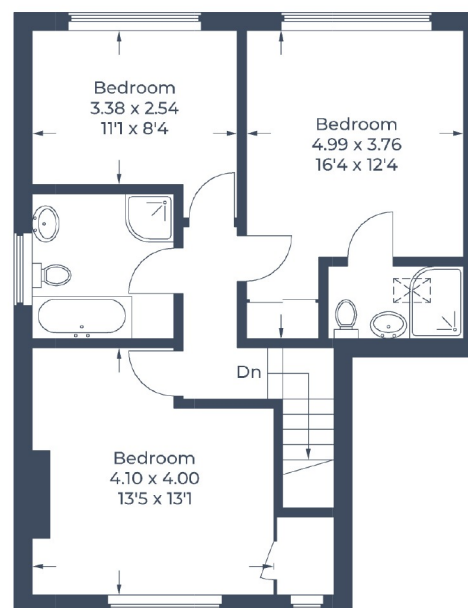
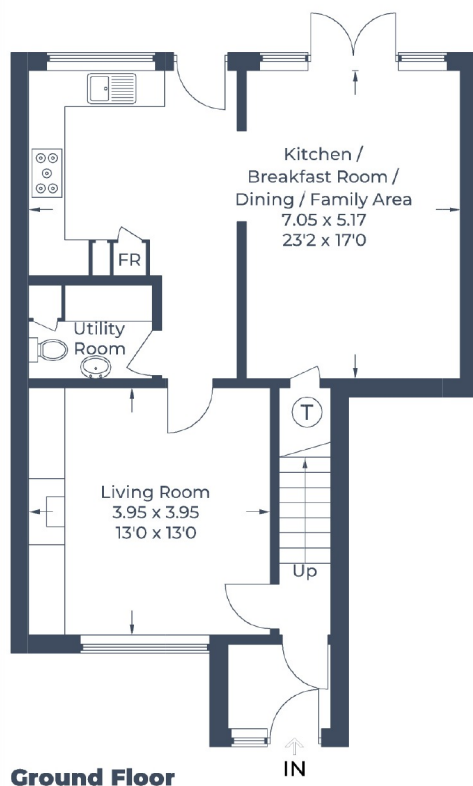


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