



## Hill House Hempstead Road , Bovingdon, HP3 0DS

Having been in the family for over four decades and undergone extensions, renovations and having experienced a great deal of love from the family who occupy the home currently, this wonderful property is being marketed for the first time in some fifty years. It offers a truly rare opportunity to acquire an individual home like no other in the area, covering circa 8000sq ft, spread beautifully over two floors.

The home itself has been lovingly looked after and offers an abundance of space throughout, presenting you with high ceilings, characterful additions and sizeable rooms from front to back. From the moment you enter the large entrance porch and venture through to the grand entrance hall, you are met with a homely feel that has been established over the years during the tenure of the current owners.

The accommodation comprises six bedrooms, four bathrooms, a cosy sitting room, second reception space, additional library/study area, eat in kitchen, breakfast room and formal dining room, to name but a few. As you venture towards the rear of the home, the property seems to expand endlessly with meticulous attention to detail being instated over the years whilst undergoing the incredible extension.

Guide price £2,450,000



# Hill House Hempstead Road

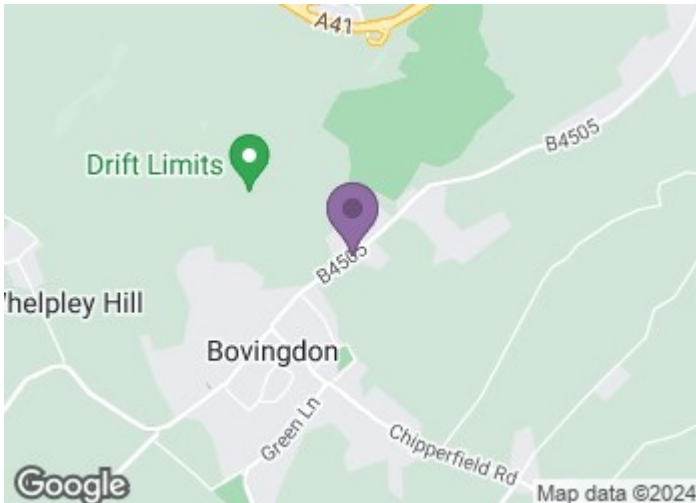
, Bovingdon, HP3 0DS



- Indoor Heated Swimming Pool
- 5.5 - 7 Acres of land TBC
- Triple Garage
- Six Bedrooms
- Beautiful Woodlands
- Circa 8000Sq Ft
- Four Bathrooms
- Carriage Driveway

[External Gardens](#)

[Area Guide](#)



[Directions](#)





# Floor Plan



Ground Floor  
Approximate Floor Area  
5334.59 sq. ft  
(495.60 sq.m)

Approximate Gross Internal Area = 747.90 sq m / 8050.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			70
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	