



Green Fallow

Bury Rise, Bovington, Hertfordshire HP3 0DN



Rural serenity, just half an hour from central London.

Set in a delightfully leafy Hertfordshire location, nestled along a private road with verdant Boxmoor Trust woodland right on the doorstep, this exceptional five bedroom family home perfectly combines rural serenity with the convenience of excellent rail connections just down the road when you need them.

Set over two spacious floors, the property has been extended to offer an impressive, wide frontage, several beautifully proportioned living spaces, and five generous bedrooms.

The ground floor opens to a series of elegant living spaces, each designed to accommodate both family life and sophisticated entertaining. The expansive 21ft sitting room is filled with natural light and features an adjoining library area, while the formal dining room, with its direct access to a private study, is ideal for more intimate gatherings. Completing the trio of principal reception spaces is the 19ft family room, perfect for relaxing and with views over the gardens.

At the heart of the home is the stunning kitchen/breakfast room, a true showpiece for modern family living.

Guide price: £1,350,000
Tenure: Freehold



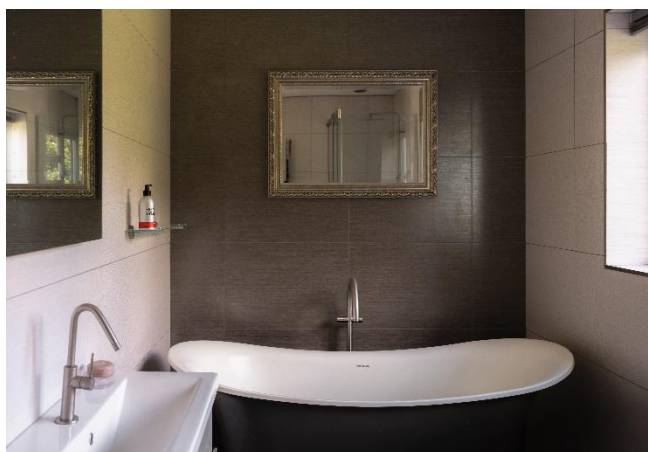
Featuring bespoke cabinetry, this well-appointed kitchen includes integrated Neff ovens, a Bosch dishwasher, a Miele freezer, and a Quooker tap, ensuring every convenience is at your fingertips. The space is anchored by a central island, perfect for casual dining or entertaining, and is further enhanced by bifold doors that open to the garden, and a part-vaulted ceiling with skylights that flood the room with natural light. A thoughtfully positioned shower and utility room are conveniently located just off the kitchen, adding to the property's practical layout.

The first floor offers significant potential for remodeling, yet it already provides five luxurious bedrooms that exude comfort and style. The principal bedroom is truly a sanctuary, twin aspect and measuring an impressive 22ft, it offers beautiful views over the rear garden and the Boxmoor Trust woodland out to the front.

An en suite bathroom complements one of the additional bedrooms, while a well-appointed family bathroom serves the remaining rooms, making this floor as functional as it is spacious.

With its superb setting, generous proportions, and an abundance of natural light, this stunning family home offers the perfect canvas for creating an idyllic lifestyle amidst breathtaking countryside surroundings. Outside, the rear garden is a beautifully landscaped retreat, featuring a gently elevated lawn framed by mature shrubs and well-established hedgerows. This thoughtfully designed outdoor space leads up to a heated swimming pool, perfectly positioned at the top of the garden with a summer house. The pool is surrounded by an inviting patio area, offering the ideal spot to unwind and enjoy the serene views of the lush greenery beyond.

The front of the property is approached via a long driveway, providing a grand sense of arrival. A detached double garage, accompanied by two parking spaces in front, offers further parking. The landscaped frontage is further enhanced by a neatly maintained lawn that softens the view of the property and adds to its overall appeal.



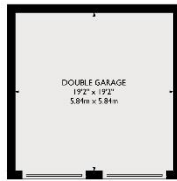
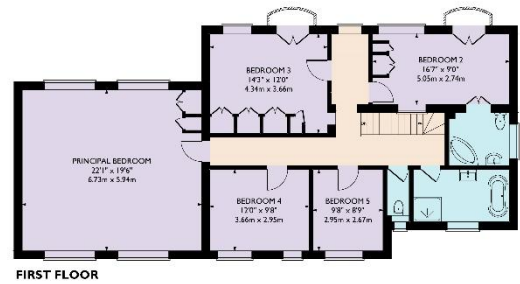
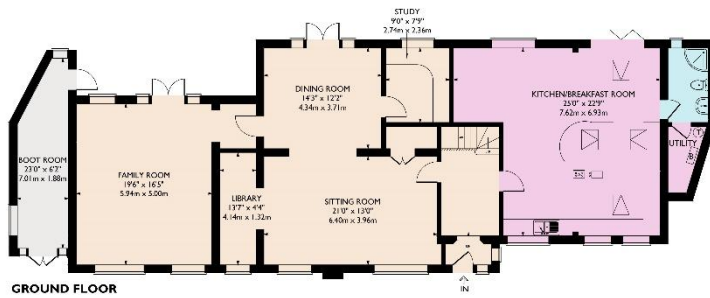
Every home tells a story

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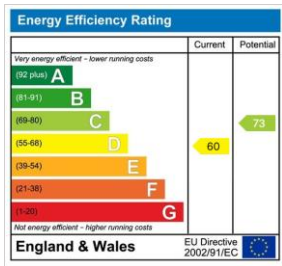
APPROXIMATE GROSS INTERNAL AREA = 3210 SQ FT / 298 SQ M
 GARAGE = 367 SQ FT / 34 SQ M
 TOTAL = 3577 SQ FT / 332 SQ M



(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)

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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: G

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Berkhamsted Office | 01442 863000
 152 High Street, Berkhamsted, Hertfordshire HP4 3AT

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