



Box Lane

Hemel Hempstead, Hertfordshire HP3 0DJ



A masterpiece of contemporary design.

Set high within a lush, secluded plot of around 0.43 acres, this newly built five-bedroom home has been thoughtfully conceived and curated by designer Tessa Ashley-Miller to create a fine family home of some 4,500 sq ft, with every detail guided by a strong, design-led sensibility. Rooted gently in its setting, the house draws from the language of the landscape, creating a quiet dialogue between material and form that speaks softly to the architecture of nature.

Wrapped in charred timber cladding the house sits with quiet confidence in its setting. The facade's textural warmth hints at the meticulous craftsmanship within, where a considered plan has been devised to offer both generosity of scale and intimate connection to the outdoors.

On entering, a sense of stillness and spatial clarity prevails. A light-filled hallway is framed by a floating staircase – an architectural centrepiece – while full-height doors by Garofoli with flush detailing allow spaces to flow seamlessly. Floors are finished in a continuous microcement surface extending into bathrooms and shower rooms to lend a calm material coherence throughout.

Guide price: £2,500,000
Tenure: Freehold



A designed lighting scheme enhances the sculptural quality of each space, and a Lutron system installed across the main living areas and external zones allows for effortless modulation of mood and ambience throughout the day.

Three en suite bedrooms are positioned on the ground floor, two of which open directly onto a quiet, sheltered courtyard – an elegant retreat framed by the building’s geometry. Each room features Italian-built wardrobes by Pianca with full-height, handleless doors. Bathrooms have been fitted with Lusso Stone products, each with its own character, carefully composed.

Also on this level is a generous utility room with Siemens appliances, a cloakroom, a large plant room and an additional storeroom; practical considerations elegantly resolved.

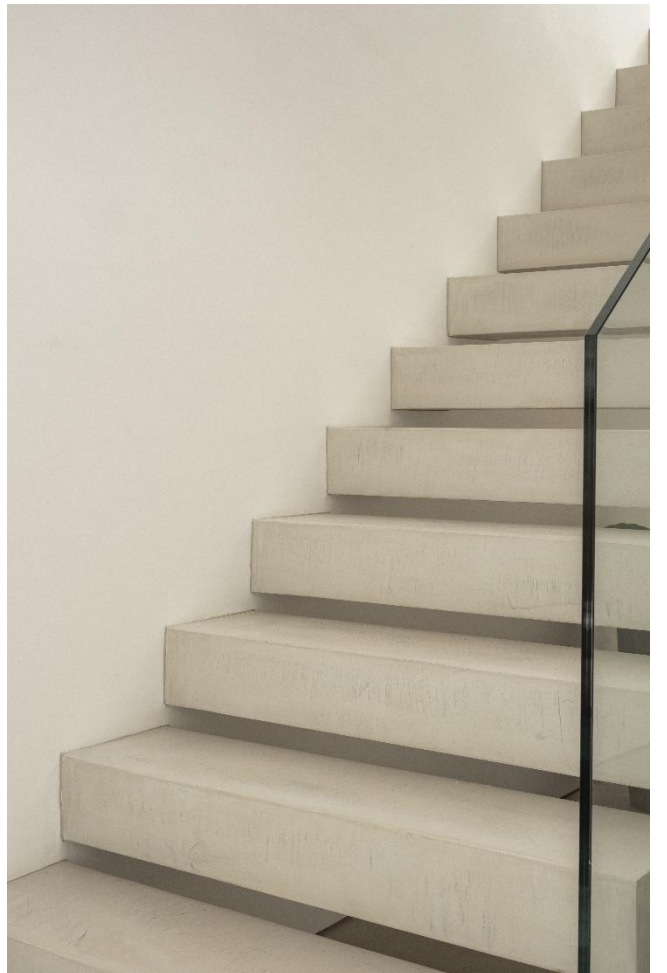
Ascending the main floating staircase, the upper level opens into a spectacular, vaulted living, dining and kitchen space beneath a butterfly roof. Full-height windows at either end drench the room with light and frame leafy vistas beyond. The bespoke kitchen by Veneta Cucine is a masterclass in quiet luxury, with integrated Miele appliances, Italian stone worktops, and a Quooker tap providing both form and function. Sliding glass doors extend the space onto a wide, elevated terrace: an ideal setting for al fresco dining and long summer evenings.



A secondary rear staircase leads to a more private wing, where two further en suite bedrooms are arranged around a generous landing. A second reception room, complete with a boutique-style bar and opens onto the upper terrace, seamlessly connecting with the main living space for effortless entertaining.

Externally, the house is approached via a sliding electric gate, opening to a wide driveway and detached garage. Gardens have been thoughtfully landscaped with a restrained planting scheme and irrigated beds designed for seasonal interest and ease of maintenance. Eco Composite Millboard decking unites the courtyard and terrace, while subtle external lighting gently illuminates the architectural lines into the evening. Power and water points are conveniently positioned across the exterior and a further lawn at the upper edge of the plot offers elevated views across the landscape - a perfect vantage point from which to watch the light shift across the day..





GROUND FLOOR

Garage (17'0" x 17'8", 5.18m x 5.17m)

Plant Room (10'0" x 9'1", 3.05m x 2.82m)

Store Room (9'9" x 9'9", 2.97m x 2.96m)

Utility Room (19'9" x 9'0", 6.03m x 2.70m)

Principal Bedroom (17'9" x 13'0", 5.46m x 3.96m)

Courtyard (24'0" x 20'4", 7.40m x 6.25m)

Bedroom 2 (20'1" x 12'4", 6.12m x 3.81m)

Bedroom 3 (13'7" x 10'7", 4.23m x 3.26m)

Dressing Room (10'0" x 10'4", 3.05m x 3.18m)

Family Room (19'10" x 19'0", 6.05m x 5.79m)

Bedroom 1 (11'2" x 10'0", 3.40m x 3.05m)

Bedroom 4 (15'10" x 11'5", 4.83m x 3.51m)

Kitchen/Dining Room (40'2" x 24'5", 12.25m x 7.48m)

Void

FIRST FLOOR

Garage (17'0" x 17'8", 5.18m x 5.17m)

Plant Room (10'0" x 9'1", 3.05m x 2.82m)

Store Room (9'9" x 9'9", 2.97m x 2.96m)

Utility Room (19'9" x 9'0", 6.03m x 2.70m)

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Void

GROUND FLOOR

(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)

FIRST FLOOR

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