






THE ACORN

Water Lane, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0NA



A GRADE II LISTED COTTAGE SITUATED IN THE PICTURESQUE VILLAGE OF BOVINGDON

A charming, detached Grade II listed cottage, which sits in beautiful gardens and grounds of approximately 4.8 acres.

			EPC
3	3	4	E (49)

Local authority: Dacorum Borough Council
Council Tax Band: G
Services: Mains water, electricity, drainage and oil fired central heating
Tenure: Freehold
What3Words: grand.fortunate.ripe

LOCATION

Bovingdon is a delightful village with a charming rural atmosphere, situated in Hertfordshire and conveniently close to the larger towns of Berkhamsted and Hemel Hempstead. The village offers a variety of local amenities, including traditional pubs, shops, and a selection of independent businesses, all close to a picturesque village green.

Surrounded by beautiful countryside, Bovingdon provides ample opportunities for outdoor exploration and leisure. The area also benefits from an excellent choice of schools, both state and independent, catering to a range of educational needs.

For commuters, nearby railway stations in Hemel Hempstead (offering a frequent service to London Euston, with journey times from 30 minutes) and Chesham (served by the Metropolitan Line) provide convenient access to London.

Hemel Hempstead Train Station – 3.8 miles

Chesham Underground Station – 4.9 miles

Bovingdon High Street – 1 mile

Hemel Hempstead – 4.5 miles

Berkhamsted High Street – 6.2 miles

M1 Junction 8 – 7.2 miles

M25 Junction 20 – 5.5 miles

(All distances and times are approximate)





THE ACORN

The Acorn is nestled along a quiet country road in the picturesque village of Bovingdon. Accessed via Water Lane, the property sits privately behind electric gates, with a generous driveway offering ample parking. This charming and characterful home is believed to date back in part to the 16th century, offering spacious and versatile accommodation throughout, beautifully enhanced by a wealth of period features.

The ground floor features four distinct reception areas, a well-appointed kitchen, a utility room, and a cloakroom. The sitting room and drawing room create an inviting double reception space, with a large inglenook fireplace with a log burner and patio doors that open out to the garden. Additional living space includes a formal dining room and a separate breakfast room.

The kitchen has been thoughtfully refurbished in a contemporary style, sympathetic to the home's historic character. It connects to the utility room via a striking glass walkway, and the utility itself provides generous additional space. A cellar offers further practical storage. Two staircases lead to the first floor, adding to the flexibility and flow of the home.

Upstairs, there are three well-proportioned bedrooms and two spacious bathrooms. The principal bedroom is particularly delightful, with triple-aspect windows offering picturesque views. The two additional double bedrooms include one with an impressive vaulted ceiling.

The property also benefits from a versatile detached outbuilding, currently arranged as a garage, store/workshop, bathroom, and a studio complete with kitchenette.

Beyond the garden, the paddocks feature stabling, a tack room, and an additional outbuilding currently used as a studio or office space - offering ideal potential for a variety of uses.

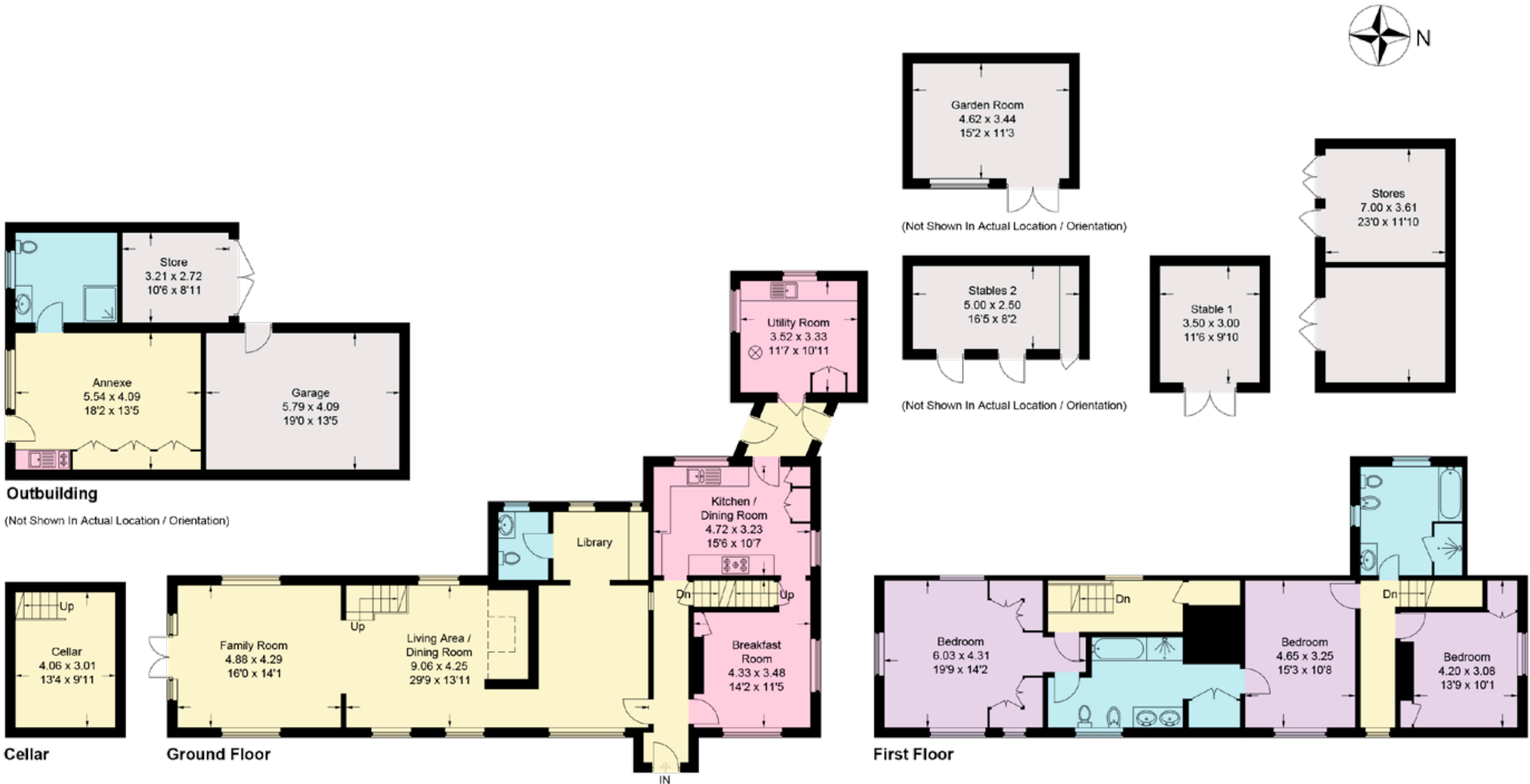






GARDENS & GROUNDS

The Acorn sits in wonderful gardens and grounds, which measure approximately 4.8 acres in total, intelligently split with a separate garden area and a paddock. The garden is a delightful area to enjoy, generous and private with an array of planting and an expansive lawned area. A gate leads on to the paddock, which benefits from its own private vehicular access point, as well as stabling and a further outbuilding, which makes a versatile space.



Approximate Gross Internal Area
Cellar = 12.2 sq m / 131 sq ft
Ground Floor = 125.2 sq m / 1,348 sq ft
First Floor = 93.8 sq m / 1,010 sq ft
Outbuilding = 67.0 sq m / 721 sq ft
Stables = 23.5 sq m / 253 sq ft
Stores = 25.8 sq m / 278 sq ft
Garden Room = 16.5 sq m / 177 sq ft
Total = 364.0 sq m / 3,918 sq ft

This plan is for layout guidance only. 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 and compass bearings before making any decisions reliant upon them.

We would be delighted
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