



Green Lane  
Bovingdon

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## Offers In Excess Of £1,325,000

reception hall | kitchen/breakfast room | dining room | utility | family room | sitting room | study | WC | first floor landing | two ensuite bedrooms | further three bedrooms | family bathroom | gardens | driveway parking | NO CHAIN

VIDEO. A stunning five bedroom period home with outstanding gardens within a plot of 1/3 acre privately located and across the road from The Green.

This lovely family home occupies a substantial wing of a country house believed to date from the late 1800's. The contemporary open plan ground floor layout combines seamlessly with the character features throughout.

The welcoming reception hall leads to a large open plan kitchen/dining and living room, a private study and an attractive family room. The inner hallway provides access to a sitting room with large sash windows and feature open fireplace. The stylish kitchen area incorporates an Aga and newly fitted roof lantern. A cloakroom/WC and utility room complete the ground floor accommodation.

On the first floor there are five bedrooms, two with en suite shower rooms plus the family bathroom.

The property is privately located just across the road from The Green and offers outstanding well stocked and colourful gardens which are part walled. The character flagstone patio extends to the rear and side of the home. To the front, an attractive cobbled driveway provides ample parking. Bovingdon Green is a wonderful setting featuring a village pond and the local cricket club.

### Services

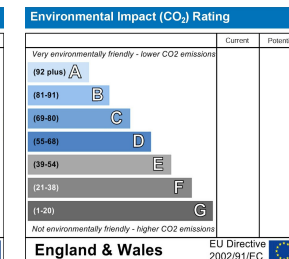
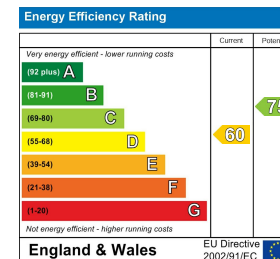
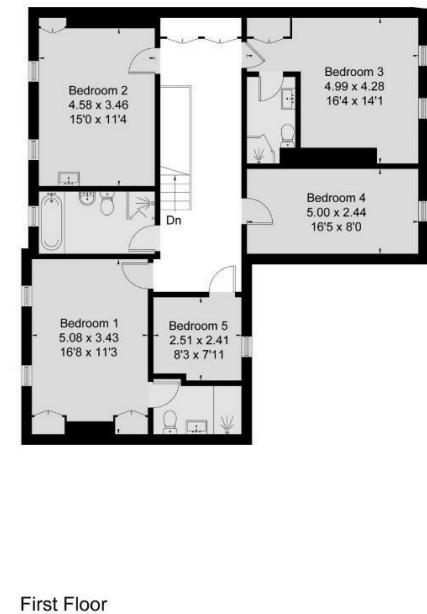
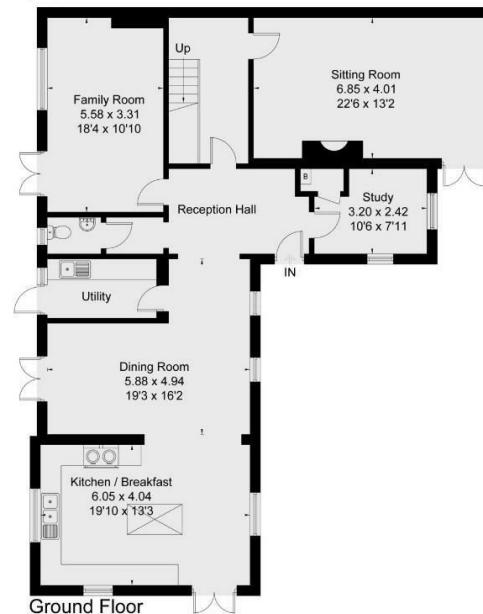
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G (Dacorum).

### Situation

Bovingdon, close to attractive Chilterns' countryside, is a charming village with good amenities. The nearby towns of Hemel Hempstead and Berkhamsted offer excellent shopping, sporting and educational facilities. For commuters, the M1 and M25 are both easily accessible and the mainline station at Hemel Hempstead provides a fast and frequent service to London (Euston). The Metropolitan underground line at Chesham also offers a regular service to central London.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

Approximate Area = 245.9 sq m / 2647 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)



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