

Bury Rise
Bovingdon

Offers In Excess Of £1,500,000

entrance hall | kitchen/breakfast room | family room/library | dining room | study | sitting room | shower room | utility | first floor landing | bedroom with ensuite bathroom | four further bedrooms | family bathroom | WC | front & rear gardens | swimming pool | external store | driveway & garage parking

Set within attractive landscaped grounds of approx third of an acre, this delightful detached residence offers generous accommodation, a superb outdoor heated swimming pool, and an admired private road location overlooking Boxmoor Trust woodland.

An impressive kitchen/breakfast room features bespoke cabinetry with integrated Neff ovens, Bosch dishwasher, Miele freezer and Quooker tap, and further benefits from bifold doors and a part-vaulted ceiling with skylights. Reception space includes a family room with library opening through to the dining room, where double-doors give access to the garden. The study is adjacent. A spacious dual-aspect sitting room benefits from french doors to the rear. Ground floor accommodation is completed by a shower room and utility.

The first floor includes five bedrooms, a luxury family bathroom, plus separate WC. Two of the bedrooms feature Juliet balconies and one also benefits from an ensuite bathroom.

Outside, the beautifully landscaped rear garden features a large paved terrace, sweeping lawns with mature planting, and a stunning outdoor heated swimming pool with summer house. A driveway and double garage to the front provide ample parking.

Services

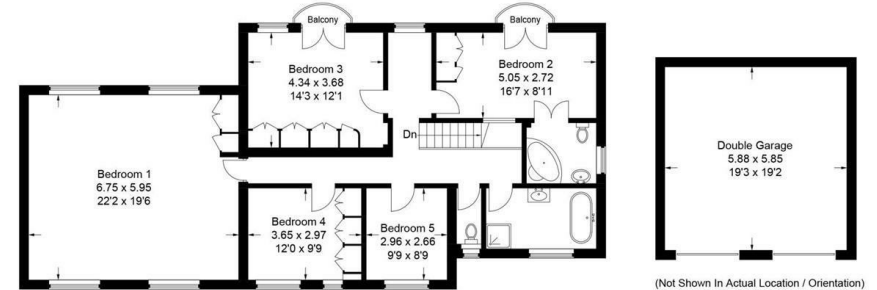
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G (Dacorum).

Situation

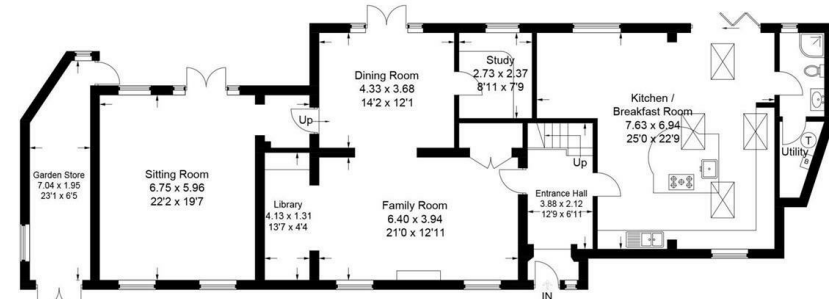
The nearby villages of Boxmoor and Bovingdon offer pubs, restaurants and shops, while Berkhamsted and Hemel Hempstead offer a wider variety of amenities. Excellent local schooling includes Westbrook Hay and Berkhamsted School. For commuters, the A41 offers good connections to the M1 and M25 and the mainline station at Hemel Hempstead provides a fast and frequent service into London (Euston).

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 Gross Internal Area
 Ground Floor = 160.5 sq m / 1,728 sq ft
 First Floor = 126.6 sq m / 1,363 sq ft
 Garden Store = 12.7 sq m / 137 sq ft
 Garage = 34.9 sq m / 375 sq ft
 Total = 334.7 sq m / 3,603 sq ft



First Floor



Ground Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	73
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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