



Roughdown Road

Boxmoor



Offers In Excess Of £825,000

entrance hall | kitchen/dining room | sitting room | study/bedroom four | conservatory | wet room | utility/boot room | first floor landing | three bedrooms | family bathroom | wraparound gardens | large greenhouse | driveway parking

Set within beautiful gardens, this picturesque three/four bedroom cottage blends period charm with modern touches, and offers an idyllic lifestyle with its secluded setting bordering onto Roughdown Common Nature Reserve. Conveniently, the station is just 5 minutes away.





Stepping inside, an entrance hall offers a practical boot room and utility area and leads into the spacious kitchen/dining room. Classically-styled cabinetry houses all the essentials, including fridge, freezer, oven, hob, and dishwasher, while a peninsula unit is the perfect spot for casual breakfasts. A wood-burning stove is great for cooler days. The characterful sitting room is a comfortable place to relax and unwind, featuring an open brick fireplace and beamed ceiling. A separate reception offers flexibility; ideal as a home office or fourth bedroom. Conveniently, there is also a ground floor wet-room. A large conservatory with underfloor heating provides a tranquil retreat to enjoy the changing seasons.

Upstairs, there are three good-sized bedrooms, and a contemporary family bathroom with whirlpool jacuzzi bath.

Outside

The beautifully landscaped, wraparound gardens are a true highlight, designed to offer year-round enjoyment. Paved seating areas are complemented by lawns, while mature trees and attractive planting create a tranquil setting. It's also a wonderful environment for children to explore and connect with nature. A large brick and flint greenhouse is perfect for keen gardeners, while the outdoor kitchen/bar is ideal for socialising.

Tucked away along a private track this unique property offers a real sense of seclusion, yet is just a 5-minute walk to the mainline station (rear access).

Tenure

Freehold.



Services

Gas fired boiler serving domestic hot water and heating. Mains water and electricity. Cesspit drainage.

Council tax band D (Dacorum).

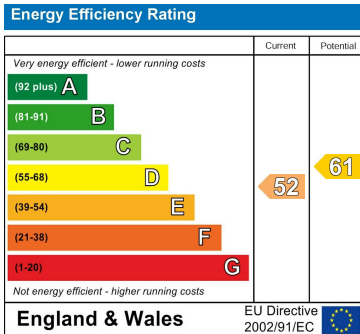
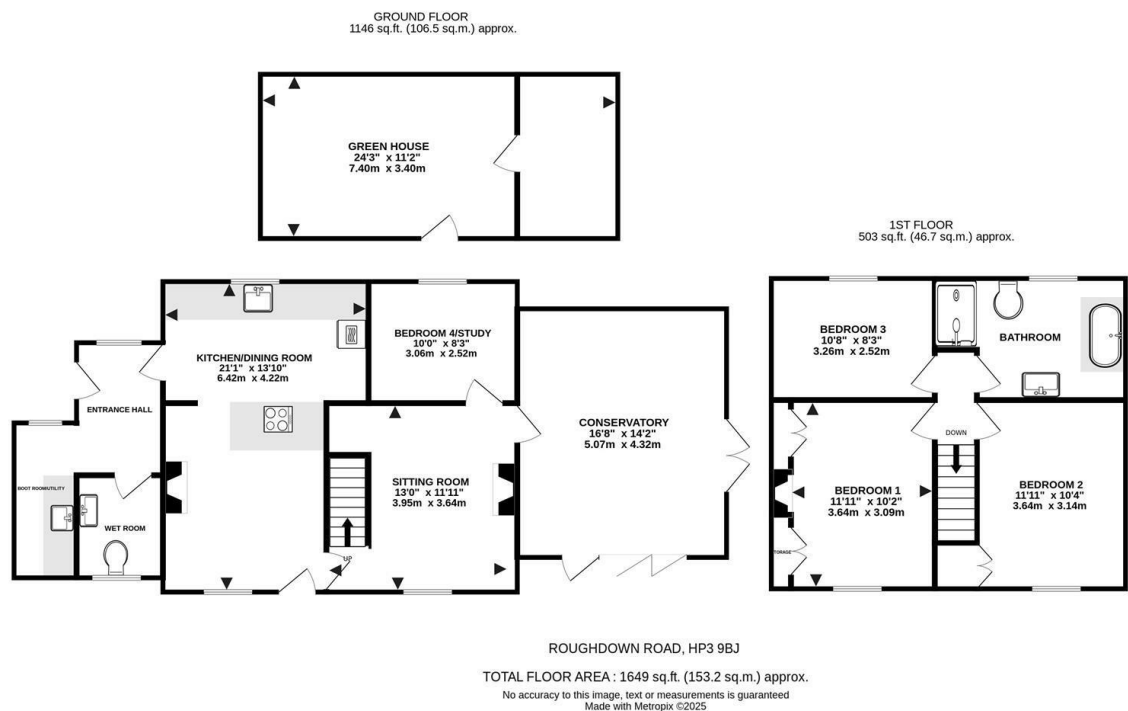
Situation

Boxmoor 'village' is on the outskirts of Hemel Hempstead and close to beautiful Chilterns countryside. Box Moor Trust common land is at the heart of this community. Excellent shopping, schooling and recreational facilities are available nearby. For commuters, the mainline station provides a fast and frequent service to London (Euston), whilst the M1 and M25 are just a short drive away.



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