



Hempstead Road | Bovingdon | HP3 0DS
Offers In Excess Of £1,800,000



Sitting in a stunning c. two-acre plot filled with mature trees and lush greenery, this elegant Edwardian family home blends classic charm with flexible living. With its spacious rooms, original features, and beautiful surroundings, it's a glorious place to call home.

Inside, you'll find generous, well-laid-out living spaces starting with a traditional entrance hall and original staircase. The refined sitting room is a real highlight, with a beautiful fireplace and dual-aspect bay windows. From here you step into the cosy snug/library, complete with bay window and built-in bench seating; the perfect spot to read or work in peace. A relaxed family room benefits from a wood-burning stove and french doors opening to the garden, while the formal dining room offers another impressive fireplace and a large bay window that fills the space with light. At the back of the house, the well-equipped kitchen/breakfast room showcases classic cabinetry, and is complemented by an adjoining utility/boot room. There's also a handy downstairs WC.

Upstairs, you'll find five generously-sized double bedrooms plus a dressing room/sixth bedroom, all with lovely views over the gardens. There are two ensuite bath/shower rooms, plus an impressive family bathroom.

Attached to the main house, a two-storey annexe offers additional versatile space, and includes a conservatory, shower room, and a large office/bedroom located above the double garage. Altogether, it would serve well as a guest suite or work-from-home space.

Outside

Set well back from the road thereby ensuring privacy, this distinctive home is surrounded by approx. two acres of beautifully maintained gardens, including sweeping lawns, mature planting, and shaded woodland areas. There's also a summer house with a patio for relaxing afternoons, a small stable block, and useful store rooms. A long gravel driveway provides ample parking and access to the double garage.

Tenure

Freehold.

Services

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

Council tax band G (Dacorum).

Situation

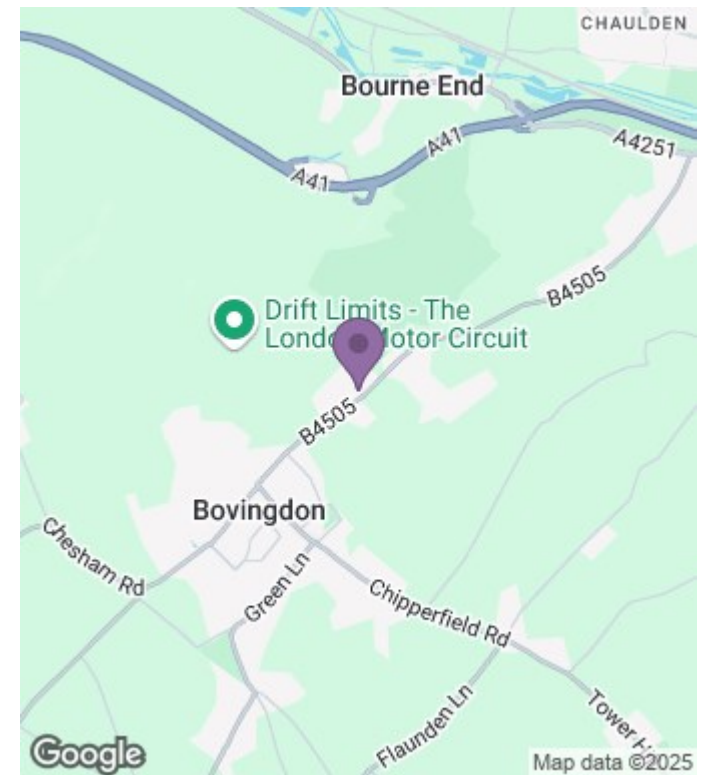
The nearby villages of Boxmoor and Bovingdon offer pubs, restaurants and shops, while Berkhamsted and Hemel Hempstead offer a wider variety of amenities. Excellent local schooling includes Westbrook Hay and Berkhamsted School. For commuters, the A41 offers good connections to the M25 and M1 while the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





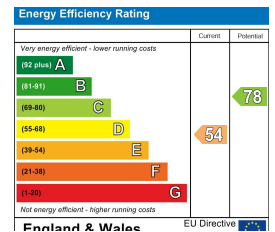


- 4,444 square feet
- Established c. two-acre plot
- Wealth of period details
- Versatile reception space
- Six/seven bedrooms
- Scope to upgrade
- Annexe/ancillary accommodation
- Garage & ample driveway parking
- Summer house & small stable block
- 0.5 mile to village amenities





Council Tax Band: G
Tenure: Freehold



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 service to this property nor do we have knowledge of any defects.





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