



Flaunden Lane, Bovingdon

Guide Price £1,400,000

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& holt





Flaunden Lane

Bovingdon, Hemel Hempstead

Copse Hill Lodge is a distinctive white-rendered period property, originally constructed as the lodge for the neighbouring Copse Hill House. In recent years, it has undergone an extensive program of refurbishment and modernisation, blending its original character features with contemporary design elements. Enhancements include underfloor heating and a Bang & Olufsen surround sound system. The spacious ground floor is largely open-plan, arranged around an inviting entrance hall with a contemporary oak and glass staircase.

From the entrance hall, doors lead to a formal double-aspect lounge, which is open to the dining and family area. Like the lounge, this space benefits from French doors opening onto the garden, as well as a roof lantern that brings in generous natural light. The bespoke kitchen/breakfast room is fitted with an extensive range of units, granite worktops, a breakfast bar island, and an Aga. An adjoining conservatory currently serves as a utility and boot room. On the first floor, the spacious landing offers four well appointed bedrooms, including a principal suite with an en suite shower room. The family bathroom is similarly well appointed and features a separate shower. To the rear the garden is an undoubted feature of this unique home and has been beautifully landscaped by the current vendors boasting several 'zones' including a serene seating area with bbq and pizza oven – ideal for entertaining. This well established garden is enclosed with mature hedging and also boasts established planting and herbaceous borders with a generous lawn and winding pathways to create a tranquil setting for any keen gardeners.

The plot extends to just over 0.25 of an acre with electrically operated entrance gates opening onto a gravelled driveway with ample parking in front of the triple-bay oak-framed car port and home office. The first-floor bedrooms enjoy beautiful and far reaching views across the surrounding fields.



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Situated in a beautiful rural setting in one of Hertfordshire's prettiest villages, Flaunden is located between Chipperfield, Bovingdon and Sarratt where local shops provide for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger town of Hemel Hempstead is within approximately three miles drive. For the commuter Hemel Hempstead mainline station provides a service into London (Euston approx 40 mins) and Junction 20 of the M25 is approx five miles drive.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four Bedrooms
- Stunning Gardens
- Generous Plot
- Fully Modernised to a High Spec Throughout
- Far Reaching Views
- Car Port and Home Office
- Very Private
- Detached
- Mains Connected Gas Central Heating with Supplementary Underfloor Electric Heating.





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





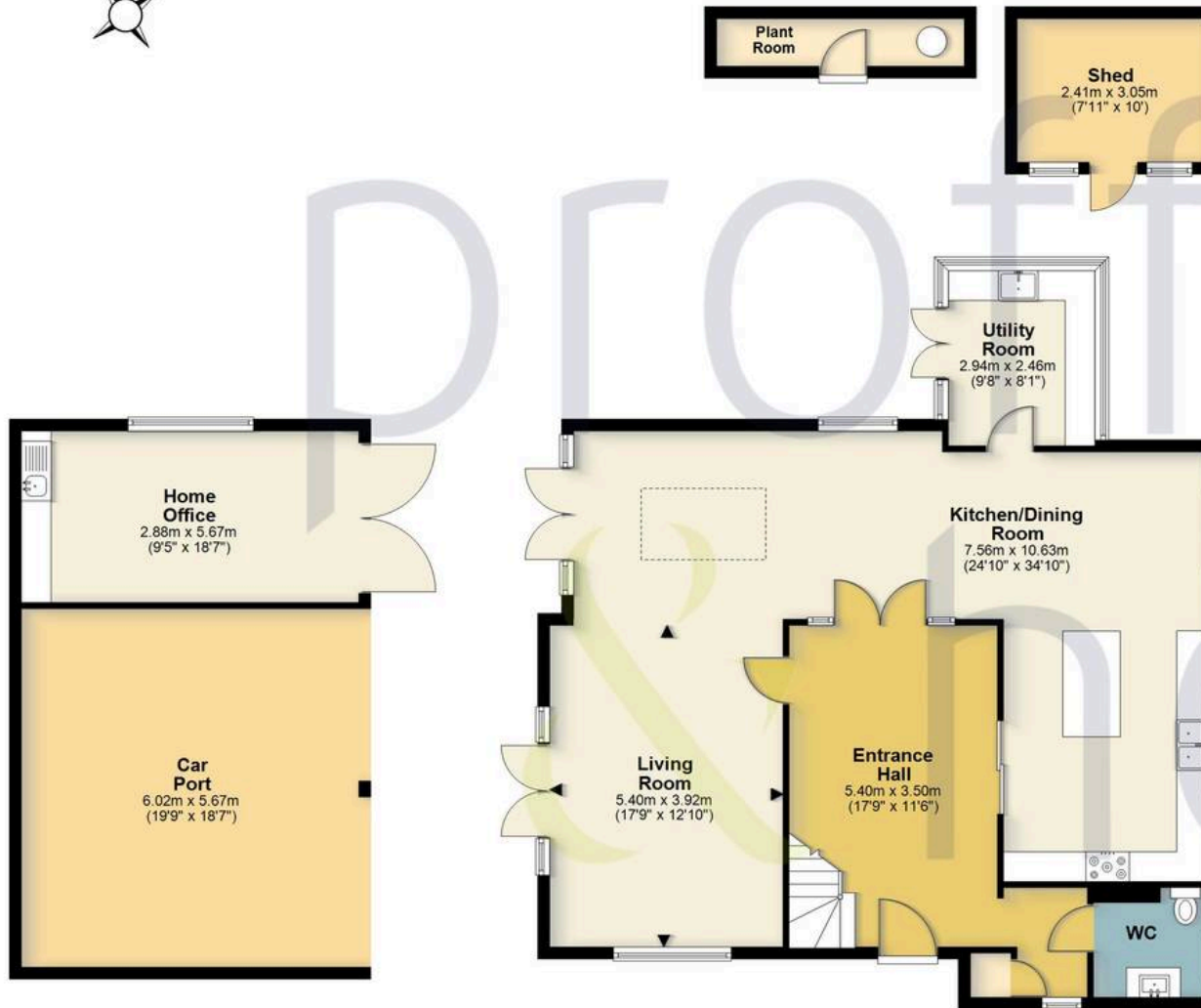






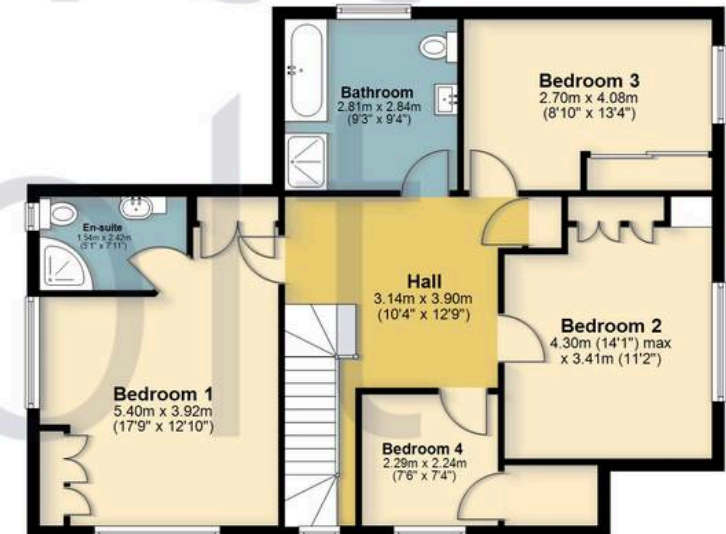
Ground Floor

Approx. 166.1 sq. metres (1788.2 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.7 sq. feet)



Total area: approx. 243.9 sq. metres (2625.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





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