



Rose Farm Stables Water Lane, Bovington

In Excess of £750,000

proffitt
& holt





Rose Farm Stables, Water Lane

Bovingdon, Hemel Hempstead

A unique opportunity to purchase this charming residence on a quiet country road in this beautiful rural setting.

The main dwelling is a tastefully refitted 2 bedroom detached barn conversion, which offers a wonderful open-plan kitchen and living space that boasts a traditional shaker style kitchen, underfloor heating, vaulted ceilings and exposed beams. Additionally, there are 2 comfortable bedrooms and a spacious family bathroom with roll top bath and separate shower cubicle. Rear access takes you out to a private courtyard style garden.

Separate to the main dwelling is a former stable block, which has been converted to provide 4 double en-suite bedrooms and benefits from a private rear garden with large store. This annexe building offers wonderful potential to either convert to a separate dwelling (STPP), or utilise as a small rental business. With a number of film studios within a short drive, these individual rooms make ideal accommodation for employees.

Both buildings are served by a large gravelled parking area, which is owned by the property and offers ample off street parking. Right of way must be provided to the property at the rear.

Viewing highly recommended to appreciate everything this individual property has to offer.





Rose Farm Stables

Bovingdon, Hemel Hempstead

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: E



- Quiet Rural Setting
- Unique Property With Development And Business Potential
- Fully Refurbished 2 Bedroom Barn Conversion
- Open Plan Living
- 4 En-Suite Rooms With Private Garden In Separate Building
- Ample Off Street Parking





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.





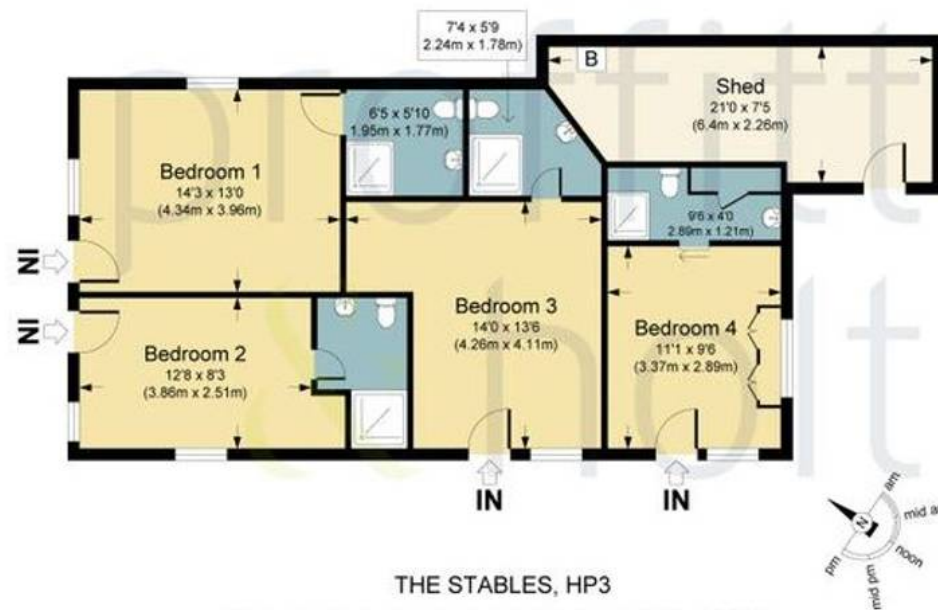






THE STABLES, HP3

APPROX. GROSS INTERNAL FLOOR AREA 720.10 SQ FT / 66.90 SQ M.
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THE STABLES, HP3

APPROX. GROSS INTERNAL FLOOR AREA 843.56 SQ FT / 78.37 SQ M.
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