

Box Lane

, HP3 0DH

Guide Price £2,300,000











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Box Lane Court presents a rare opportunity to become the new owner and custodian of a beautiful period 'Grade II Listed' Georgian home. The property is situated in the desirable parish of Boxmoor in Hemel Hempstead on a mature plot of approx. 0.4 acres within the Boxmoor Trust area. Hemel Hempstead mainline station is conveniently approx. a 9 minute walk away with fast connections to London Euston in 27 minutes. The historic market town of Berkhamsted is a short drive or train ride away or can also be reached via a scenic walk along the Grand Union Canal. The location has the convenience of the local towns of Hemel Hempstead and Berkhamsted and their amenities and the close road links of the A41, M1 and M25 whilst being on the doorstep of the Chiltern Hills and surrounding villages of Chipperfield, Saratt and Tring to name a few.

The original property dates from around 1726 and has had several Victorian extensions, a 1940's extension and most recently a fantastic modern fully appointed kitchen diner completed in 2019 with limestone flag tiles and under floor heating. It boasts 7 double bedrooms, 4 bathrooms, 3 w/cs, 2 studies, 4 reception rooms, a utility, a cloakroom, an entrance vestibule, a store room, and cellar. The current owners have just completed a highly specified detached 1100 sq.ft coach house with a gym/garage and self-contained annexe perfect for guests, generational living or additional income. All relevant listed building and planning consents have been granted.

The property has an abundance of original features yet has the benefit of being extensively and sympathetically renovated and extended to an exceptional level of quality and interior finish. The works have been undertaken by the current owner, a joiner/builder, and his team over the past 9 years. It is a truly unique property offering a wealth of 'must see' character with the added luxury and convenience you would expect to find in the most desirable of modern homes. Flexible accommodation is arranged across 3 floors with multiple options for living arrangements with further scope to adapt to a new owners' needs. There is the option to add bathrooms above the principal bedroom and to convert bedroom five, both of which have been future proofed with relevant pipework supplies during the renovation.

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £30 per person (inclusive of VAT) applies for this service.





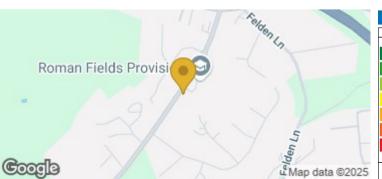


Approximate Gross Internal Area Basement = 14.2 sq m / 153 sq ft Ground Floor = 234.5 sq m / 2.524 sq ft First Floor = 153.0 sq m / 1.647 sq ft Second Floor = 44.4 sq m / 478 sq ft Annexe = 107.5 sq m / 1.157 sq ft Shed = 16.0 sq m / 172 sq ft Total = 569.6 sg m / 6,131 sg ft6.47 x 3.71 Basement 4.00 x 3.30 Annexe - First Floor = Reduced headroom below 1.5m / 5'0 **Basement** Kitchen / Gym / Garage 6.13 x 5.40 20'1 x 17'9 Family Room 5.75 x 5.40 18'10 x 17'9 Bedroom 6 4.25 x 3.72 3.89 x 3.49 6.87 x 5.74 12'9 x 11'5 12'9 x 11'5 Annexe - Ground Floor (Not Shown In Actual Location / Orientation) Second Floor Kitchen 24'0 x 22'7 Bedroom 2 5.04 x 4.26 Snug 7.35 x 3.76 24'1 x 12'4 Bedroom 5 4.03 x 3.57 3.92 x 3.67 Drawing Room 6.11 x 5.65 Principle Bedroom 6.23 x 5.01 Dining Room 5.70 x 5.40 Study 4.06 x 3.53 4.08 x 3.55 4.15 x 3.47 13'4 x 11'7

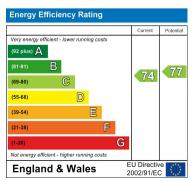
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

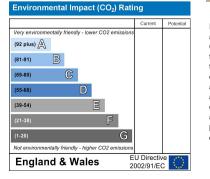
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First Floor



Ground Floor







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