

Box Lane

, HP3 0DH



Box Lane

, HP3 0DH

Guide Price £2,300,000





Box Lane

, HP3 0DH

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 sq m / 6,131 sq ft



Fine & Country Berkhamsted
130 High Street, Berkhamsted, Hertfordshire, HP4
3AT
01442 877 627
berkhamsted@fineandcountry.com



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.
© CJ Property Marketing Ltd Produced for Fine & Country



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	77
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPMRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.