

Box Lane Court Box Lane | Hemel Hempstead | Herts | HP3 ODH



## **OVERVIEW** Box Lane Court

An exquisite Grade II listed home offering in excess of 6,100 sq.ft of immaculate and beautifully presented accommodation, complete with a substantial detached annexe, garage, and beautifully landscaped rear garden.

The current owners have undertaken a comprehensive yet sympathetic renovation and extension programme over the past nine years, creating, without a doubt, a "best-in-class" home. The exceptional craftsmanship and attention to detail are evident throughout Box Lane Court.

The main entrance is now through an attractive vestibule to the side of the property, which leads into a lobby area providing access to the principal reception rooms. The original entrance hall has been cleverly repurposed as an impressive dining area, offering ample space for entertaining and featuring a beautiful feature fireplace. The Drawing Room is even more striking, with 12'2" high ceilings, floor-to-ceiling windows and doors that flood the room with natural light and offer views of the rear garden. An open fireplace completes the room, making it ideal for those cold winter evenings.

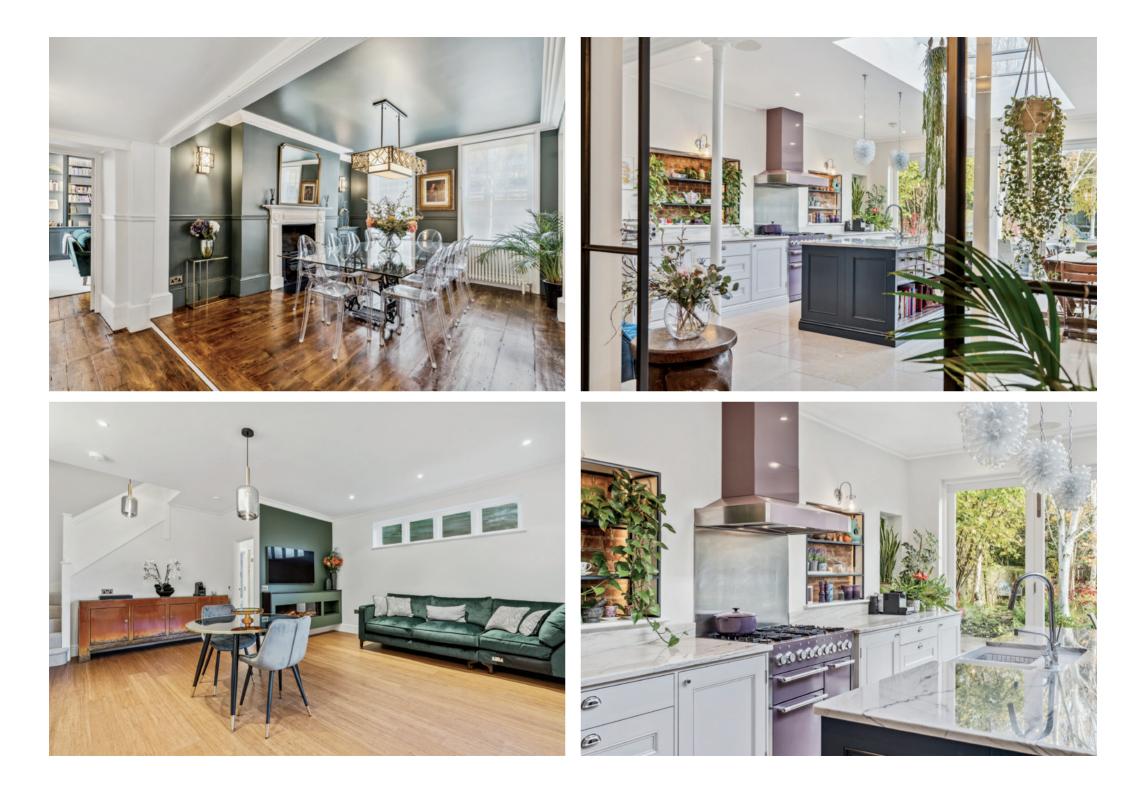
The sitting room, situated at the rear of the property, enjoys views of the garden and, being dual aspect, is filled with natural light. Adjacent to the sitting room is the impressive kitchen/dining room—a perfect space for entertaining family and friends. The kitchen units are hand-crafted, with quartzite natural stone work surfaces, while the skylight and expansive bi-fold doors ensure an abundance of natural light. Off the kitchen is a snug, perfectly placed for use as a playroom for younger children.

Completing the ground floor accommodation are two further reception rooms, currently used as studies, as well as a bathroom, utility room, cloakroom, and coat store.

On the first floor, there are five generously proportioned double bedrooms, two bathrooms, and a cloakroom. The split-level arrangement of this floor adds character and enhances the sense of space between each room. Stairs rise to the second-floor landing, where there are two additional bedrooms and a shower room.















## **KEY FEATURES** Box Lane Court

Outside, to the side of the main house, is a recently completed and substantial building, affectionately referred to by the current owners as "The Coach House." This versatile space offers a variety of uses. The room at the front is currently used as a gym, but with fully insulated bi-fold doors opening onto the driveway, it could also be utilized as a garage if preferred. There is an inner lobby with a cloakroom and shower room. To the rear of the Coach House, you'll find a kitchen, sitting, and dining area, with French doors opening onto a small terrace, offering additional outdoor space. On the first floor, there is a bedroom with walk in wardrobe and a bathroom with a separate shower.

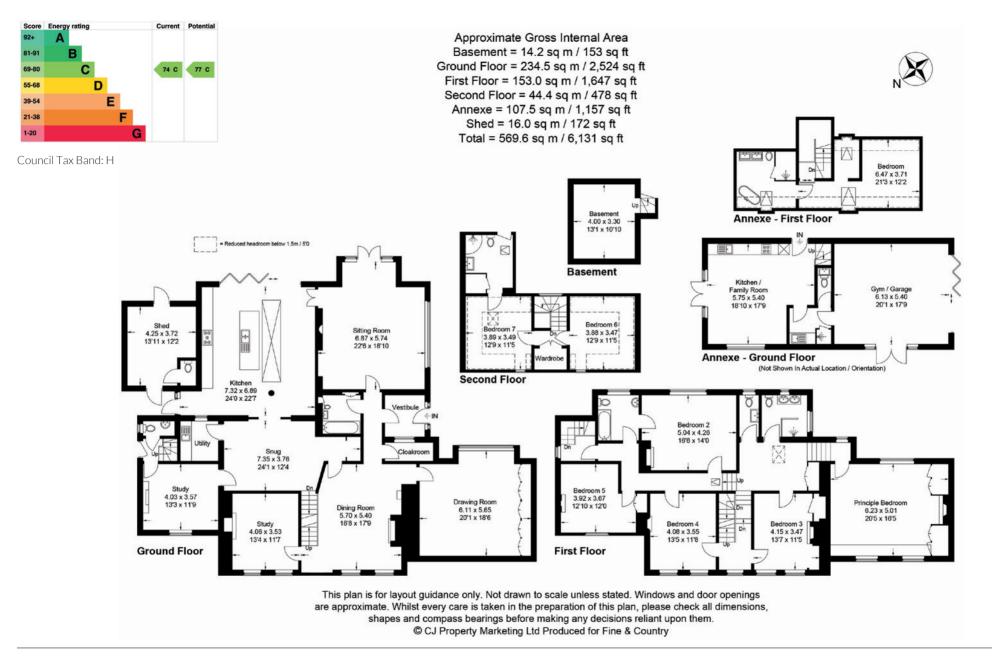
The rear garden is private and beautifully landscaped, with deep flower beds and a large lawn. To the front of the property, there is a carriage driveway.

## Location

Hemel Hempstead mainline station is conveniently located approximately 9 minutes' walk away, with fast connections to London Euston in just 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 property enjoys the convenience of Hemel Hempstead and Berkhamsted's local amenities, as well as close road links to the A41, M1, and M25. It is also on the doorstep of the Chiltern Hills and the surrounding villages of Chipperfield, Sarratt, and Tring, to name just a few.

All relevant listed building and planning consents have been granted.







Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For afree valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England Wales. Company Reg No. 5930387. Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed 25.11.2024



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