



Box Lane Court
Box Lane | Hemel Hempstead | Herts | HP3 0DH

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: H

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



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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