



Norton Cottage
Stoney Lane | Bovington | Herts | HP3 0DP



The Property

An extensive three bedroom single storey dwelling of over 2200 sq ft. Perfectly positioned within its plot, Norton Cottage benefits from ample frontage with a sweeping gravel driveway leading to the house and double garage whilst the rear garden is south west facing and backs onto open countryside. The property would benefit from some modernisation but also offers the potential for further extension (SSTP) to create a stunning family home.

Ground Floor

- Entrance Hall
- Sitting room
- Dining room
- Kitchen and separate utility room
- Sun room
- Principal bedroom with ensuite
- Two further double bedrooms
- Family bathroom

Outside

- Mature private front and rear gardens of approx 1.19 acres
- Summer house
- Detached double garage
- Gated gravel driveway offering ample parking



The property currently offers a flexible layout with enormous potential to further enlarge and reconfigure if required and subject to necessary planning consents. Currently it comprises a large entrance hallway which seamlessly links all rooms; the main bedroom accommodation is to one end where the principal has a large bay window offering views out to the garden and its own en-suite, and there is a further double bedroom which has use of the adjacent family bathroom. The formal dining room occupies a central position in the property and is conveniently next to the sitting room which has a large feature bay window and fireplace. Doors from this room lead to the sun room, which is a lovely spot to enjoy the garden outlook. The kitchen is conveniently located to the front aspect and has a separate utility room and w/c. A further flexible room beyond the kitchen and utility is currently utilised as a 3rd bedroom but could equally work as an additional reception and has its own door and access to outside. In the hallway a pull-down ladder gives access to a useful loft room with a window providing natural light. The gardens at Norton Cottage are South-East facing and wonderfully mature and private, being mainly laid to lawn and sectioned via low hedgerows into different areas to enjoy. Beyond what was once a tennis court to the rear is a stunning open aspect offering far reaching views across open countryside. There is a detached summer house nestled amongst the trees which would be ideal as a home office, gym or studio space. To the front, the property is accessed via a traditional five bar gate opening onto a long sweeping gravel driveway offering ample parking and leading to the detached double garage. Stoney Lane is a delightful private road containing substantial detached family homes in a peaceful semi-rural location, yet within close proximity to amenities in Bovingdon, a mainline railway station and major road links.





The Area



The area offers excellent schooling, including popular Berkhamsted and Westbrook Hay independent schools for boys and girls along with Tring Park School for the Performing Arts.



Mainline fast rail service from Hemel Hempstead and Berkhamsted and the Metropolitan line is available from Chesham.



Bovingdon provides a wide selection of local amenities with larger towns such as Chesham (about 4.5 miles), Berkhamsted (about 4.5 miles) and Hemel Hempstead (about 3 miles) providing shopping facilities and amenities.



The nearby A41 leads to the M25 and access to the general motorway network.



A wide range of sporting and recreational facilities locally including Little Hay Golf club and other sporting clubs and facilities in nearby Berkhamsted and Hemel Hempstead.



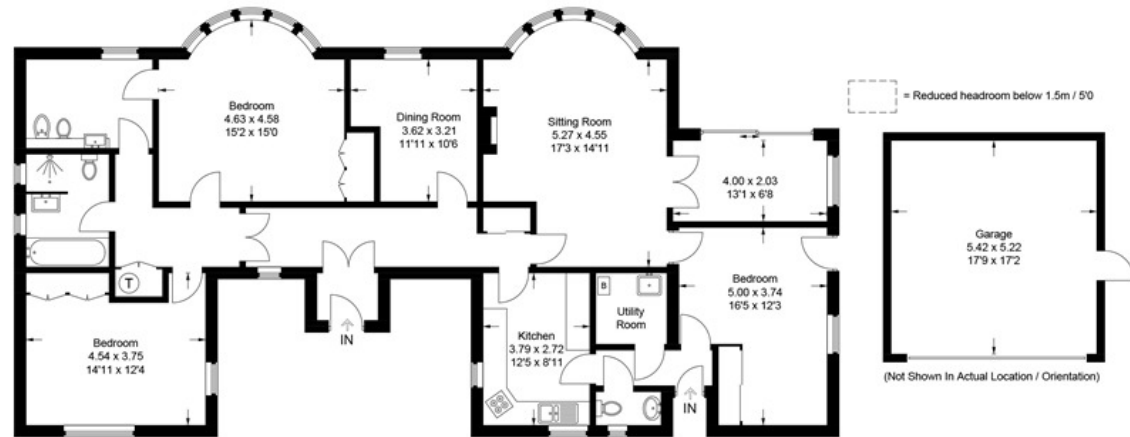
An excellent choice of places to dine out in nearby Berkhamsted and Hemel Hempstead.

Approximate Gross Internal Area = 157.0 sq m / 1,690 sq ft

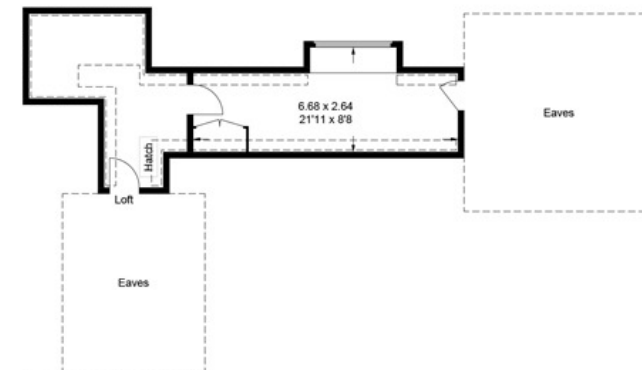
Loft Room = 26.3 sq m / 283 sq ft

Garage = 28.1 sq m / 302 sq ft

Total = 211.4 sq m / 2,275 sq ft



Ground Floor



Loft Room

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.