



40 Box Lane, Hemel Hempstead, HP3 0DJ

Guide price £1,400,000

- Five/Six Bedrooms
- No Onward Chain
- Beautifully Presented
- Mature Settings
- Three Reception Rooms
- Gated Entrance
- Period Details
- Generous Grounds
- Well Proportioned Rooms
- High Ceilings

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Guide Price £1,400,000 - £1,500,000. 'Haybury' is an exceptional 5/6 Bedroom Detached Residence with Stunning Views, located on the Boxmoor Fringe and tucked away in a secluded position, behind a gated entrance, sweeping driveway and mature screening. This exceptional detached home offers space, privacy, and breathtaking countryside vistas. With direct access to the picturesque Boxmoor Trust land at the rear and sweeping views to the front, the property enjoys a truly idyllic setting. For commuters, Hemel Hempstead's mainline station is within easy walking distance, providing swift and regular rail connections to London Euston. Families will also appreciate the proximity to outstanding educational options, including the highly regarded Berkhamsted School.

Impressively proportioned and offering nearly 3,000 sq ft of flexible living space, the property exudes comfort and style throughout. From the welcoming entrance hall with guest cloakroom, you are led into three well-defined reception areas:

- A dual-aspect sitting room, complete with feature fireplace and doors opening onto the rear garden
- An adjoining dining room, ideal for formal occasions, enjoying views over the landscaped grounds
- A bright and spacious family room at the rear, with direct access to a private side patio



Council Tax Band: G



Gardens & Grounds

Set within a beautifully maintained 0.56-acre plot, the gardens are a true highlight of the home. Manicured lawns are complemented by mature planting and vibrant flower beds, while a spacious stone terrace spans the rear elevation — perfect for outdoor entertaining or simply enjoying the tranquil woodland views beyond.

The property is approached via electric gates leading to a large gravel driveway that provides ample off-road parking and access to a detached garage.

Location

Box Lane is a highly sought-after address that connects the charming village of Bovingdon with the A4251 in Boxmoor. Hemel Hempstead station is just a mile away, offering excellent rail links to London, while the nearby towns of Berkhamsted (5 miles) and Hemel Hempstead (2 miles) offer a wide range of shops, restaurants, and leisure facilities.

This substantial and well-appointed home offers the perfect balance of countryside calm and urban convenience — ideal for family life, entertaining, and remote working alike.

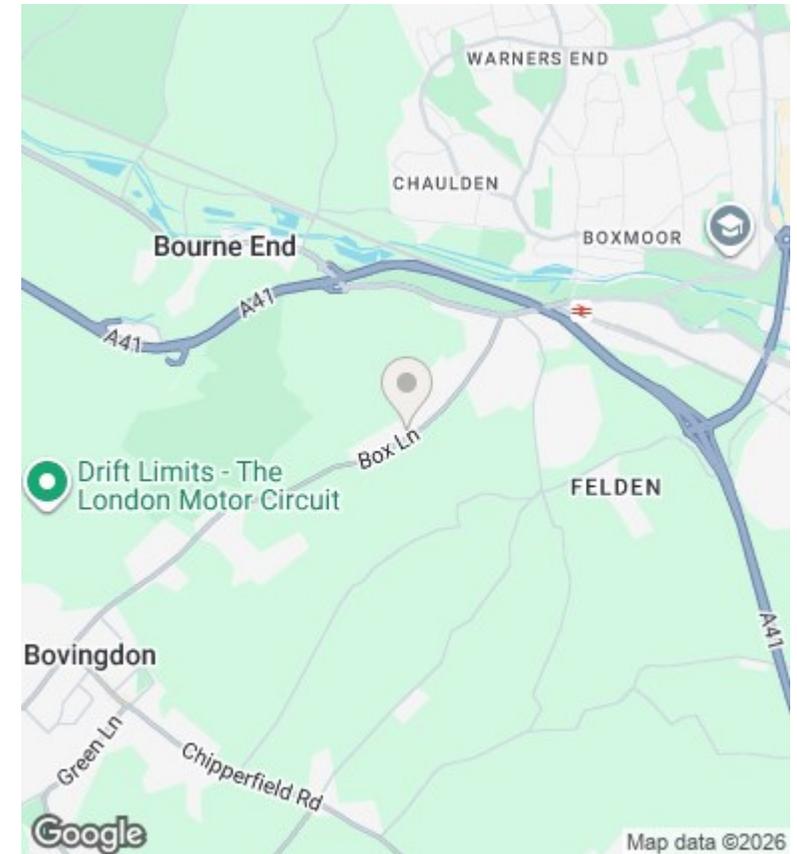
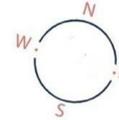
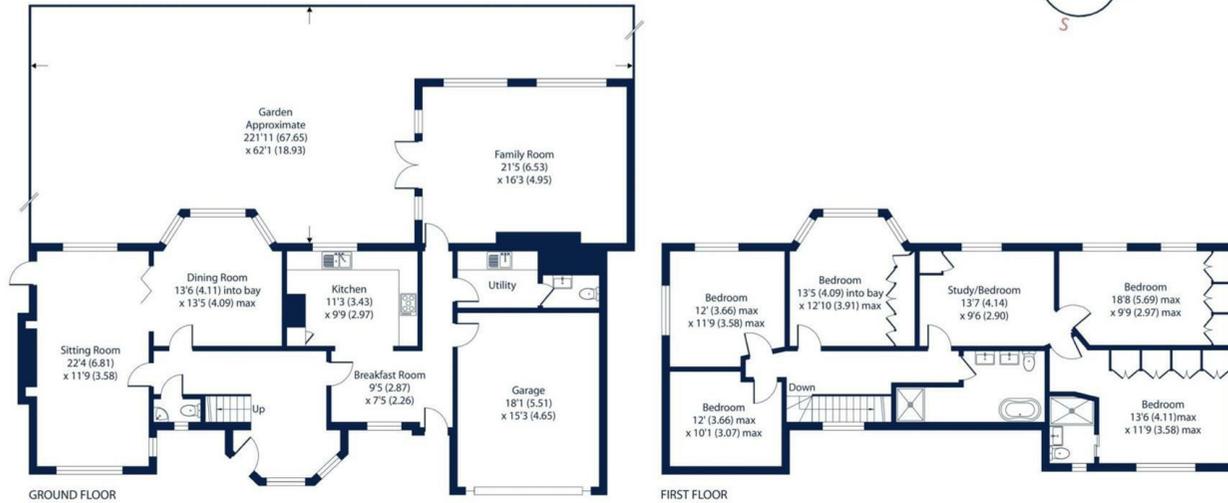
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Approximate Area = 2595 sq ft / 241.1 sq m

Garage = 268 sq ft / 24.9 sq m

Total = 2863sq ft / 266 sq m

For identification only - Not to scale



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	