



Flauden Lane, Bovington, Hemel Hempstead, Hertfordshire, HP3 0RL

Guide Price £1,050,000 FREEHOLD

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## Flauden Lane, Bovington, Hemel Hempstead, Hertfordshire, HP3 0RL

Brand new lateral Eco Home | 3 Double Bedrooms | 3 Luxurious Bathrooms (2 En Suite) | Stunning Open plan Reception Room | Superb Bespoke Kitchens with Neff Appliances | Utility Room | Gated Driveway | Landscaped Gardens | Air Source Heating | Solar Panels | EV Charging | 10 Year ABC Build Warranties | REF: KB-1250

**THE PROPERTY:** A rare opportunity to acquire a newly built, three-bedroom barn-style eco-home set within an exclusive and peaceful setting. Occupying the middle position of three properties along a quiet private drive, the home enjoys a particularly private and tranquil atmosphere. Designed with meticulous attention to detail, the home seamlessly blends modern aesthetics with everyday practicality, providing an idyllic setting for both family life and entertaining. At its heart lies an expansive open-plan kitchen, dining, and family area, thoughtfully zoned to create dedicated spaces for cooking, relaxing, and hosting.

The standout kitchen caters to the most discerning culinary enthusiast, featuring premium cabinetry, elegant granite and quartz countertops, and a central island with an integrated wine cooler. High-end appliances include a Neff cooker & microwave and a large American fridge freezer. Throughout this incredible space, solid Oak engineered flooring and underfloor heating ensure comfort and style. The adjoining family area is bathed in natural light, thanks to double bi-folding doors that seamlessly connect the indoor living space to the private gardens, offering uninterrupted views of the neighbouring countryside.

Adjoining the kitchen, and accessed from the welcoming reception hall, is a most spacious utility room. It features matching cabinetry for excellent storage, dedicated space for appliances, a sink unit, and a thoughtfully designed bench seat with storage under; perfect for keeping shoes and boots tidy.

The fabulous principal bedroom is a generous sanctuary complemented by a luxurious en-suite featuring high-quality fixtures, walk-in shower enclosures, and a superior tiled finish. The versatile



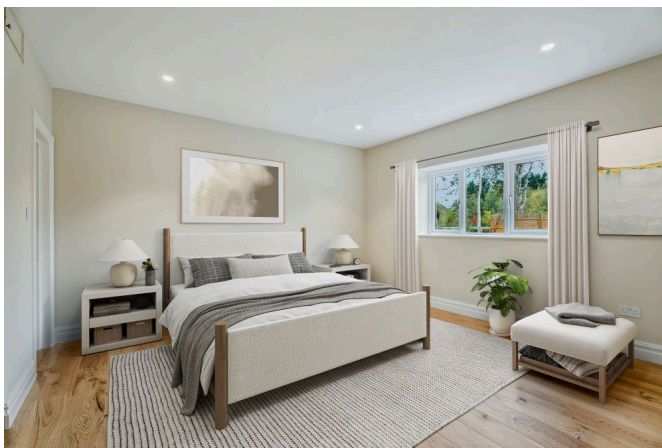


third bedroom, with its distinctive partially vaulted ceiling, provides flexibility, making it an ideal choice for a home office or study.

A final noteworthy aspect of this fabulous home is that there is a boarded attic, which is also accessed from the entrance hall, that has a fitted loft ladder and provides an ideal storage space.

**OUTSIDE:** Delightful, private gardens surround the property, providing a quiet space with expansive views over neighbouring farmland. With ample room for al fresco dining and relaxation, this is the perfect setting to enjoy the outdoors in complete tranquillity. The property also benefits from a dedicated driveway with off-street parking and a vital EV charging point, underscoring its commitment to modern, sustainable living.

**SITUATION:** Flaunden is a charming and peaceful village located in the heart of Hertfordshire, nestled within the rolling hills of the Chilterns Area of Outstanding Natural Beauty. Surrounded by lush woodlands, open farmland, and miles of scenic footpaths and bridleways, it offers a tranquil rural setting perfect for outdoor enthusiasts or those seeking a slower pace of life. The village retains its traditional character with beautiful historic cottages and the peaceful ambiance of countryside living. Despite its serene location, Flaunden is well-connected, with nearby villages such as Sarratt, Chipperfield, and Bovington providing a range of local amenities, including shops, pubs, and primary schools.



Flaunden itself is home to two popular public houses, The Bricklayers Arms and The Green Dragon, offering a warm welcome and great food. For those who need to commute, Flaunden is within easy reach of London, with nearby train stations offering direct services to the city. The M25 and major roads are also easily accessible, ensuring a balance of country living with excellent transport links.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Dacorum Borough Council

**SERVICES:** Mains electric & water. Private drainage

**COUNCIL TAX:** BAND F

**EPC RATING:** A

**DIRECTIONS:** [what3words:///stale.entry.stuff](#)

**FOR ENQUIRIES QUOTE REF:** KB-1250



Approximate Gross Internal Area = 170.5 sq m / 1,835 sq ft

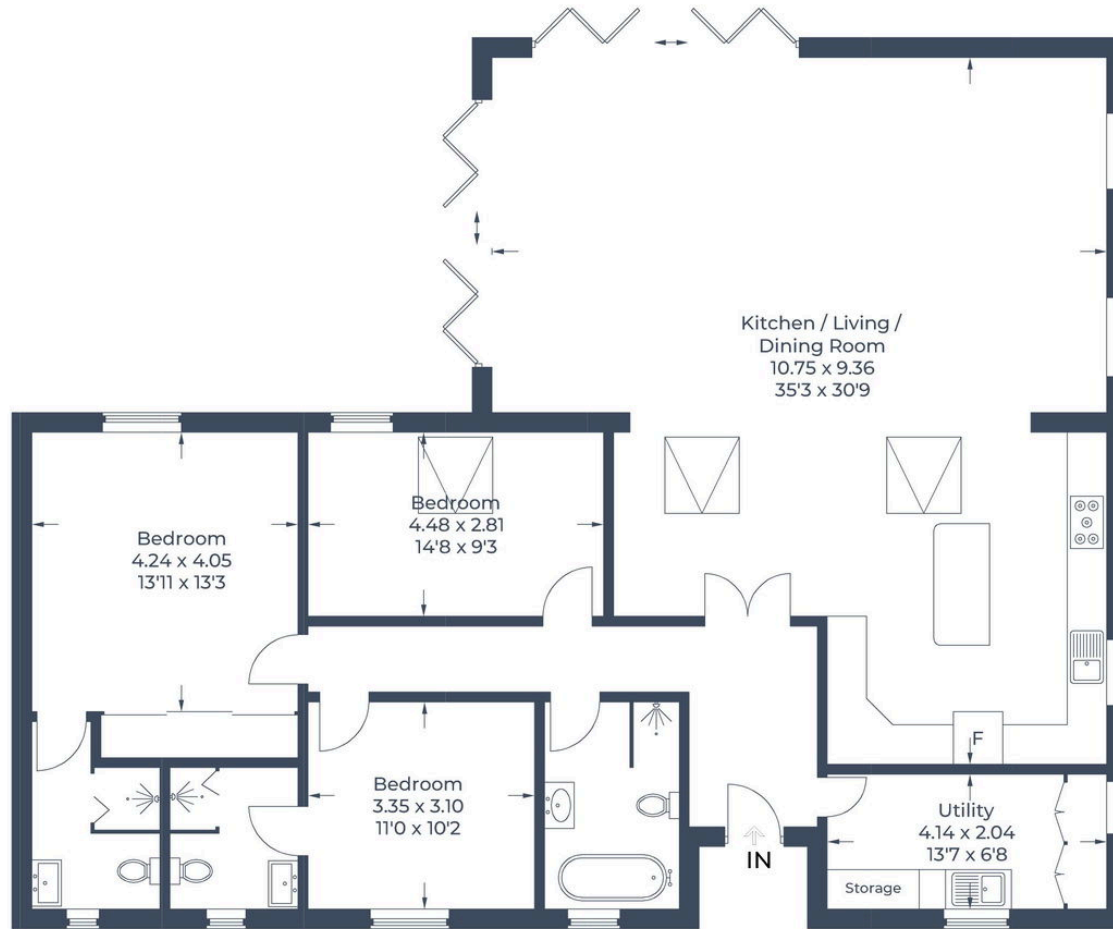


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