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# Temptation comes in many forms...



**Bovingdon**

GUIDE PRICE £1,200,000

# Bovingdon

GUIDE PRICE

£1,200,000

Approaching 2,800 sq ft in total and benefitting from an exceptionally set back and private position off the sought after Chipperfield Road. A detached family home built circa 30 years ago which has been painstakingly renovated by the current owners to include a stunning kitchen/breakfast/family room with separate utility, three further reception rooms, five double bedrooms and three bathrooms.



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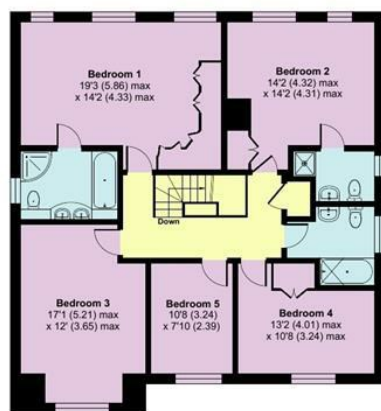
## Chipperfield Road, Bovingdon, HP3

Approximate Area = 2428 sq ft / 225.5 sq m

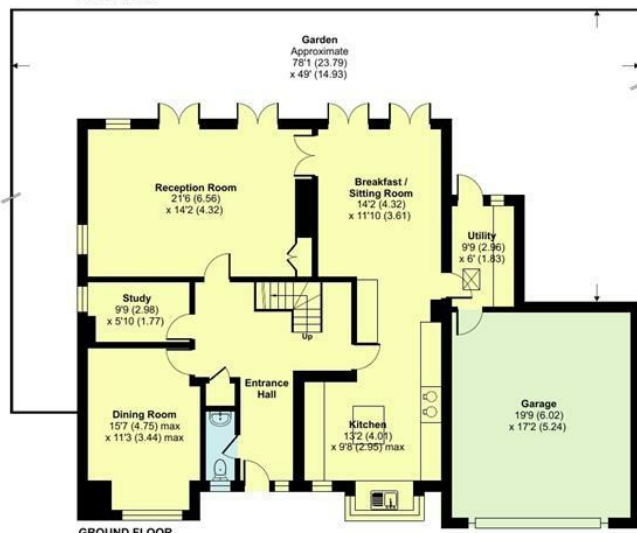
Garage = 340 sq ft / 31.5 sq m

Total = 2768 sq ft / 257 sq m

For identification only - Not to scale

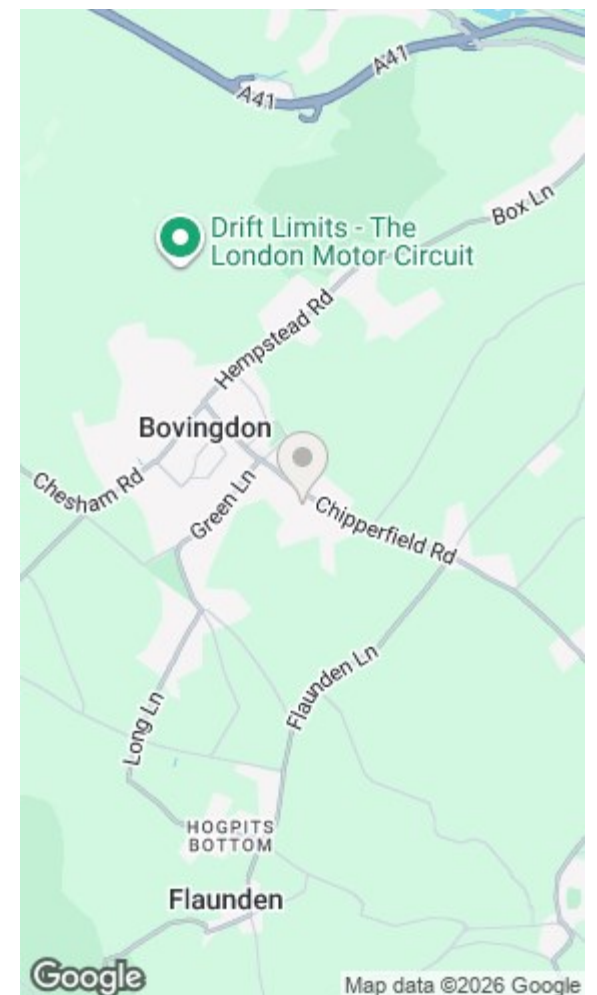


FIRST FLOOR



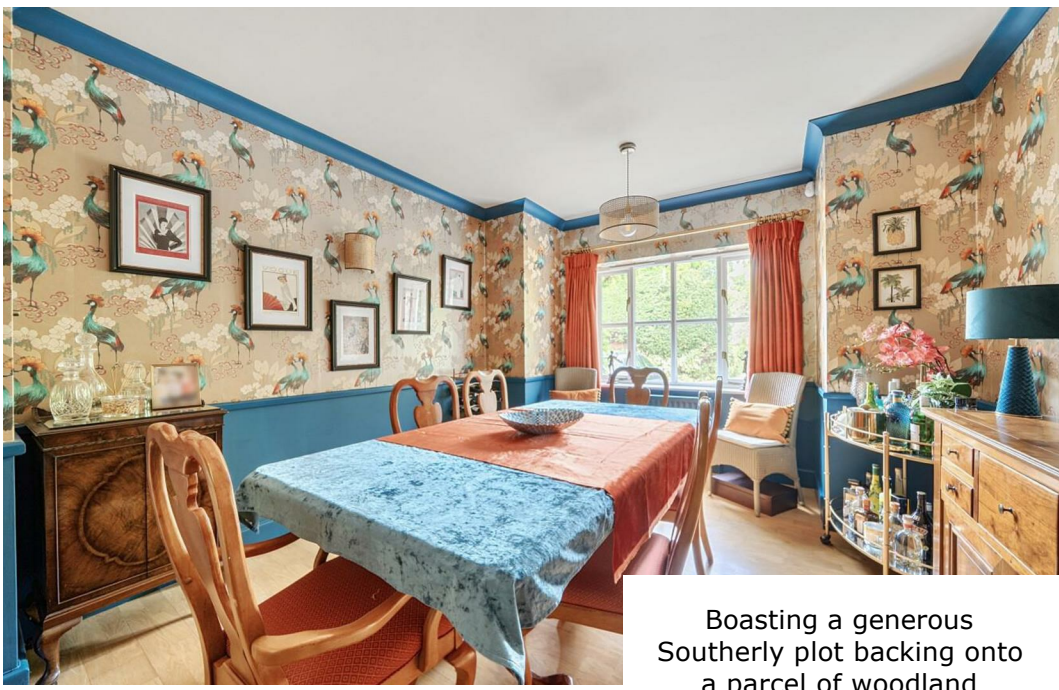
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Sterling Homes. REF: 1456954



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(20-34) E	
(21-38) F		(11-19) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Boasting a generous Southerly plot backing onto a parcel of woodland providing an exceptionally private outlook and sold with no upper chain.



#### Ground Floor

The front door opens to a magnificent entrance hall where a sweeping staircase rises to the first floor and doors open to the ground floor accommodation. Immediately to the left hand side is the ground floor cloakroom while moving down the entrance hall a door opens to a dedicated dining room with a window to the front and then onto a study overlooking the side. At the rear of the property is a really generously proportioned principal reception room which has a working fireplace with limestone surround and hearth and two French doors opening to the rear garden along with a window to the rear. From here double doors open to the family section of the open plan kitchen/breakfast/ family room which runs from the front to the back of the property. The kitchen has been refitted with a high specification range of base and eye level units with a number of integrated appliances and a central island breakfast bar. The kitchen also benefits from a dedicated utility room which has a courtesy door to the double garage and door directly to the rear garden. All ground floor accommodation enjoys higher than average ceilings.

#### First Floor

The spacious first floor landing area has doors opening to all five of the double bedrooms and to the refitted family bathroom. The principal bedroom is fitted with a comprehensive range of wardrobes and has a wonderful ensuite bathroom to include his and hers wash basin, separate bath and shower cubicle and wc. The second bedroom also boasts an ensuite shower room and fitted wardrobes.

#### The Outside

Boasting an exceptionally private and set back position in a small close of just two detached properties. A sweeping driveway takes you to the front of the property where there is ample parking and leads to a double garage with power and light. Without a doubt a feature of this home is the mature and well maintained rear garden which has the advantage of a Southerly aspect and a real feel of being in the country since it backs onto a parcel of privately owned woodland. Fully enclosed by fencing the garden is mainly laid to lawn with a large patio area directly to the rear of the house. There are mature hedges along the boundaries and a number of mature specimen trees sprinkled along the borders of the rear garden.

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#### The Location

Bovingdon is a pretty village with a fine range of amenities to include shops, a library, churches, restaurants, pubs, a nursery, a doctor's and a dentist's surgery as well as infant and junior schools. For more comprehensive shopping requirements, the towns of Berkhamsted, Hemel Hempstead and Watford are nearby. The main line to London/Euston is approximately 36 minutes (fast train from Hemel Hempstead station). The A41 connects to the M25 providing access to the national motorway network and airports.

Locally there is an abundance of sporting activities available with several golf courses and scope for walking and riding. Champneys health resort in Tring and the exclusive Grove Country Club in Watford are close to hand and offer exercise facilities, relaxation and spa therapies. The area is well served for private and state schools, including Berkhamsted and Watford Grammar schools.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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