



31 Gravel Hill Terrace, Hemel Hempstead, HP1 1RJ

Guide price £1,275,000

- Five Double Bedrooms
- Show Home Condition
- Four Bathrooms
- Sought After & Rarely Available
- Wrap Around Gardens
- Large Driveway & Garage
- Over 2500sq ft
- Balcony

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A landmark home within the very heart of Boxmoor Village, this completely unique and rarely available residence sits proudly behind a sweeping in-and-out carriage driveway, instantly recognisable for its grade A curb appeal, elegant proportions, and timeless architectural presence. Beautifully established within arguably one of the area's most premier positions, this is a home that has long been admired locally, and once viewed, it becomes immediately clear as to why.

Set across three wonderfully balanced floors, the home has been intelligently designed so that every room feels generous, comfortable, and naturally connected, whilst still maintaining a sense of privacy, sophistication, and effortless family living throughout. The interiors are beautifully curated from top to bottom, offering show-home presentation with calming tones, exceptional natural light, and a seamless blend of grandeur and warmth.

The approach itself is striking. Mature greenery softens the handsome frontage, whilst the horseshoe driveway provides parking for multiple vehicles alongside an integral garage, creating both practicality and an undeniable sense of arrival.



Council Tax Band: G



Heading Inside

Internally, the accommodation flows with elegance. Expansive reception spaces, beautifully appointed bedrooms, and carefully considered finishes all combine to create a home that feels both luxurious and liveable. Built-in cabinetry features throughout many of the bedrooms, ensuring every space is as functional as it is visually impressive, whilst four en-suite bath and shower rooms elevate the home into a category rarely found within the local market.

The principal suite is simply exceptional. A truly indulgent retreat, the room wraps effortlessly into a breathtaking open-design en-suite space, complete with a freestanding roll-top bath, double walk-in shower, and an atmosphere more reminiscent of a luxury boutique hotel than a traditional family home. Double doors open directly onto a purpose-built red brick balcony terrace, beautifully sun-drenched and wonderfully private, offering elevated views across the gardens and surrounding greenery. It feels original to the home's conception, almost as though this elegant outdoor space had always been destined to accompany the suite itself. The remaining bedrooms continue the same theme of scale, comfort, and quality, making the home ideal for established families, multi-generational living, or buyers simply searching for something special and entirely uncompromised.

The double-length kitchen is a beautiful example of how the home effortlessly blends timeless charm with contemporary practicality. Full of bespoke and handcrafted wooden cabinetry, the space offers a wonderful cottage-style aesthetic whilst still functioning perfectly for modern-day family living. Traditional in feel yet seamlessly connected to the more contemporary styling found throughout the rest of the property, it creates a warm and inviting heart to the home. Thoughtfully designed, it offers everything required for day-to-day life whilst maintaining the visual character and personality that makes this residence feel so individual.

The current owners have also undergone carefully considered extension and remodelling works, opening the principal reception areas into an impressive entertainment, living, and lounge environment that feels both expansive and incredibly welcoming. Designed with modern family life in mind, this spectacular space is centred around a built-in media wall and feature fireplace, creating an atmosphere equally suited to relaxed evenings or larger social gatherings.

Additional study space further enhances the versatility of the home, whilst the separate utility room provides practical everyday convenience and direct access onto a wonderfully private courtyard setting. Surrounded by beautifully trained wisteria and enclosed by elegant red brick wall boundaries, the courtyard feels peaceful, secluded, and perfectly in keeping with the overall style and calibre of the property.

Overall Feel

Location-wise, it simply does not get much better. Positioned within Boxmoor Village, you are just moments from boutique cafés, restaurants, independent shops, canal-side walks, open green spaces, and some of the area's most respected schooling options. Hemel Hempstead Station is within walking distance for direct access into London Euston, making this an outstanding choice for commuters wanting village-style living without compromise.

Homes of this calibre, individuality, and presence rarely become available. This is elegant, eye-catching, and genuinely one of a kind. A home with soul, stature, and unforgettable visual appeal from every single angle. Something special. Something rare, and without question, something we believe will attract immediate attention.

Area Guide

Boxmoor is one of Hemel Hempstead's most desirable and characterful areas, offering a unique blend of village charm and excellent modern amenities. With its tree-lined streets, period cottages, and welcoming community, it is a location that appeals equally to families, professionals, and commuters.

Lifestyle & Community -At the heart of Boxmoor lies Boxmoor Village, with its independent shops, cafés, traditional pubs, and restaurants creating a vibrant yet relaxed atmosphere. The area is home to the much-loved Boxmoor Trust land, with acres of open countryside, woodland, and riverside walks, providing a haven for outdoor activities, wildlife spotting, and family days out. Local events, including the Boxmoor Village Fete and seasonal markets, add to the strong sense of community spirit.

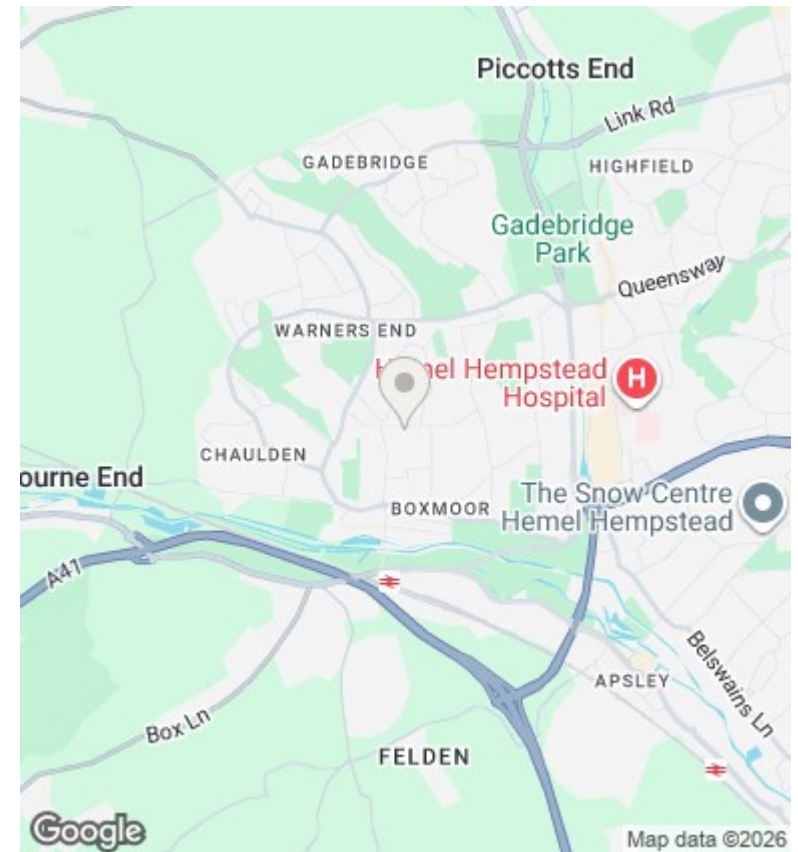
Transport & Connectivity - Boxmoor's convenient location makes it especially attractive to commuters. Hemel Hempstead Station is within walking distance, providing fast and frequent services to London Euston in around 30 minutes. The M1, M25, and A41 are all easily accessible, offering excellent road links across Hertfordshire and into London.

Schools & Education -The area is well served by highly regarded primary and secondary schools, making it a popular choice for families seeking quality education close to home.

Recreation & Leisure -Beyond the beautiful green spaces of the Boxmoor Trust, residents enjoy easy access to Gadebridge Park, golf clubs, gyms, and leisure centres. With Hemel Hempstead town centre and its shopping, cinema, and dining options just a short distance away, Boxmoor strikes the perfect balance between village life and town convenience.



TOTAL: 2612 sq. ft
 1st floor: 1250 sq. ft, 2nd floor: 1080 sq. ft, 3rd floor: 282 sq. ft
 EXCLUDED AREAS: BAY WINDOW: 7 sq. ft, OPEN TO BELOW: 9 sq. ft, WALLS: 200 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	