



Church Street
Bovingdon



Offers In Excess Of £850,000

entrance hall | reception/living room | dining room | kitchen/breakfast room | WC | four bedrooms | two bathrooms | gardens | double garage

A charming four bedroom detached period cottage in a highly desirable position on Church Street within the Bovingdon Conservation Area. NO CHAIN





Berry Cottage is a delightful home with a strong sense of character and individuality. Believed to date from around 1850, the property was thoughtfully extended in 1977–78, creating a pleasing combination of period character and practical living space. The extension has allowed the house to evolve sympathetically while retaining the warmth, charm and individuality of its period origins, resulting in a home that feels both welcoming and versatile.

The ground floor centres around a welcoming reception/living room, where an open fire creates a natural focal point and adds warmth and character. A separate dining room provides an inviting setting for both everyday meals and entertaining, while the kitchen/breakfast room offers a practical and sociable space for day to day living. A cloakroom completes this level.

Upstairs, the accommodation comprises four bedrooms, including a versatile bedroom/study that offers useful flexibility as a home office, bedroom or dressing room. The remaining bedrooms are well proportioned, with the principal bedroom providing a comfortable and inviting retreat. Two bathrooms complete the first floor accommodation.

Outside

The property enjoys a private side garden, with a patio area providing an appealing setting for outdoor dining, relaxing and entertaining.

A double garage with parking for one car in front, provides valuable off road parking and generous storage or workshop space.

Situated on Church Street, Berry Cottage is close to the centre of Bovingdon and enjoys the attractive surroundings and distinctive character associated with the village Conservation Area. Local shops, cafés, pubs and everyday amenities are all within easy reach, while the surrounding countryside provides an excellent setting for walks and outdoor pursuits.



Tenure

Freehold.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band G (Dacorum).

Situation

Bovingdon, close to attractive Chilterns' countryside, is a charming village with good amenities including a school, library, doctor and dentist surgeries, pubs and cafes. Additional facilities can be found in the nearby towns of Hemel Hempstead and Berkhamsted. For commuters, the A41 offers good connections to both the M1 and M25, while the stations at Hemel Hempstead, Chesham, and Chalfont & Latimer provide fast and frequent services into central London.



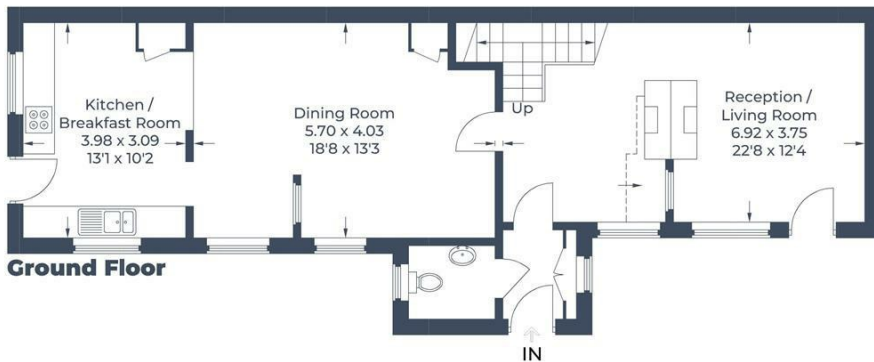
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Approximate Gross Internal Area
 Ground Floor = 69.5 sq m / 748 sq ft
 First Floor = 63.7 sq m / 686 sq ft
 Garage = 22.7 sq m / 244 sq ft
 Total = 155.9 sq m / 1,678 sq ft



First Floor



Ground Floor

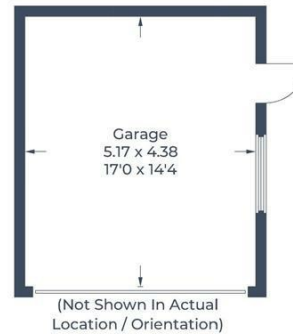


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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