



Chipperfield Road, Bovingdon
£1,650,000

proffitt
& holt





Chipperfield Road

Bovingdon, Hemel Hempstead

Proffitt & Holt are delighted to introduce this exceptional five-bedroom detached family home, nestled in a tranquil rural setting surrounded by picturesque fields, yet offering convenient access for commuters to London. This impressive gated residence is immaculately presented throughout and provides versatile accommodation perfectly suited to modern family living. Upon entering, you are greeted by a welcoming hallway that immediately sets the tone for the high specification interiors found throughout the property. The heart of the home is undoubtedly the stunning open plan kitchen and dining room, which features sleek contemporary cabinetry, integrated appliances, and a generous island ideal for both casual dining and entertaining. Bi-fold doors seamlessly connect this space to the internal courtyard, allowing for an abundance of natural light and creating a wonderful flow for hosting family gatherings or enjoying quiet moments.

The accommodation itself is spacious and thoughtfully arranged, with vaulted ceilings and exposed beams lending a sense of character and grandeur to the principal reception rooms. The dedicated cinema room provides the perfect retreat for movie nights or relaxing with friends, while additional reception spaces offer flexibility for a home office, playroom, or formal living area depending on your needs. The five well-proportioned bedrooms are beautifully appointed, with the principal suite featuring luxurious finishes and ample storage. Bathrooms are finished to an excellent standard, with contemporary fittings and stylish design touches throughout. Externally, the property excels, with a sprawling and particularly private garden which is made up of manicured lawns and various seating areas. An internal courtyard seamlessly connects the house to the garden and is a wonderful place to entertain. To the front, the property also benefits from a large driveway and double garage with electric doors, providing secure parking and further storage options.

Every detail has been carefully considered, from the quality flooring to the bespoke lighting and high-end fixtures, ensuring a sense of luxury and comfort in every room. This unique family home combines the peace and privacy of a rural location with the practicality of modern living, making it a rare opportunity not to be missed. Viewing is highly recommended to fully appreciate all that this spectacular property has to offer.



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Situated in a beautiful rural setting in one of Hertfordshire's prettiest villages, Flaunden is located between Chipperfield, Bovingdon and Sarratt where local shops provide for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger town of Hemel Hempstead is within approximately three miles drive.

For the commuter Hemel Hempstead mainline station provides a service into London (Euston approx. 40 mins) and Junction 20 of the M25 is approx. five miles drive.

- Gated 5 Bedroom Family Home
- Rural Location Surrounded By Fields Yet Commutable To London
- Cinema Room
- Versatile Accommodation
- Vaulted Ceilings With Exposed Beams
- Open Plan Kitchen/Dining Room With Bi-Folds Out To Courtyard
- Beautiful Grounds With Internal Courtyard
- Double Garage
- High Specification Interiors Throughout





General Information

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

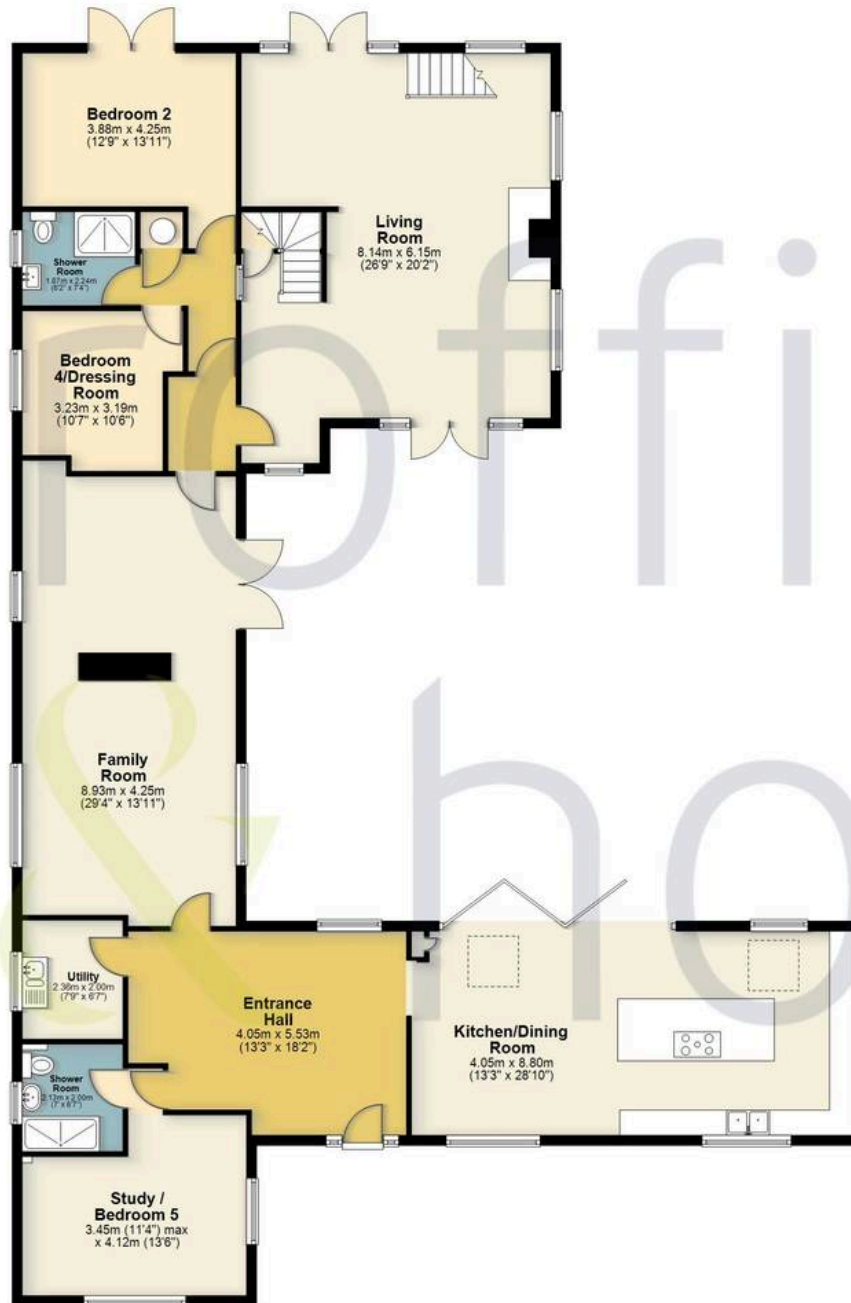
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







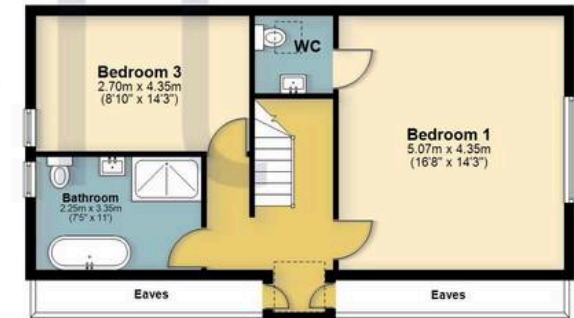
Ground Floor
Approx. 248.0 sq. metres (2669.5 sq. feet)



Basement
Approx. 28.0 sq. metres (301.7 sq. feet)



First Floor
Approx. 59.5 sq. metres (640.8 sq. feet)



Total area: approx. 335.6 sq. metres (3612.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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