



Castles

CROSS FARM MEWS

Flauden Lane, Bovington, Hemel Hempstead, HP3 0RL

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Offers IEO
£900,000
(Freehold)

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Nestled within a private GATED development of just seven exclusive homes, this beautifully presented Three-Bedroom Grade II Listed barn conversion boasts an abundance of character and modern luxury.



The welcoming Entrance Hall provides access to a convenient storage cupboard and leads to the 'Jack & Jill' shower room, which is shared with the charming Third Bedroom. Situated on the ground floor, this bedroom offers direct access to the spectacular Rear Garden, making it an ideal retreat. From the entrance hall, step inside the lounge and you'll be captivated by the breathtaking space, where a magnificent vaulted ceiling creates an impressive sense of space, a centre piece feature WOOD BURNER, perfect for those cosy nights in and a door opening to the stairs leading to the master bedroom suite.

The bespoke Kitchen is a true highlight, featuring an elegant Aga and cleverly designed storage solutions. Extending an impressive 23ft in length, this superb space easily accommodates a Dining area and seamlessly flows onto a Patio, perfect for entertaining while overlooking the picturesque Garden.

Upstairs, Two beautifully appointed Bedrooms sit on opposite wings of the property, each accessed via Private Staircases. Both enjoy tranquil rear views, while the luxurious Master Suite boasts its own Dressing Area and a stylish en-suite bathroom, creating a haven of comfort and privacy.

The PRIVATE SOUTH EASTERLY facing rear garden is a true sanctuary, mainly laid to lawn with beautifully stocked borders, enclosed by mature hedging, fencing, patio and decking area which is perfect for 'Al-Fresco' dining & the sun seekers looking for private space for relaxation.

Specifications

- NO UPPER CHAIN
- BARN CONVERSION
- GATED DEVELOPMENT
- VAULTED CEILINGS
- EXPOSED BEAMS
- WOOD BURNER
- MODERN KITCHEN
- CARPORT PARKING
- CLOSE TO AMENITIES



With stunning countryside views and open fields to the rear, this home offers a rare opportunity to experience idyllic rural living.



A little about the corner of the world we call home...

Nestled on the fringes of the charming Chiltern Hills, Bovingdon offers a vibrant Village Centre with a range of shopping facilities and amenities. The village is home to the esteemed Village Academy School, renowned for its excellence in education. Adding to its allure is the picturesque Village Green, adorned with a serene pond and a lively cricket club.

Bovingdon is an ideal location for commuters, thanks to its proximity to the M25/A41, providing easy access to major roadways. Additionally, the mainline train station from Hemel Hempstead offers swift journeys into London Euston in under 30 minutes. For those preferring the Metropolitan line, convenient access can be found with a short drive from either Rickmansworth or Chalfont St Giles.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

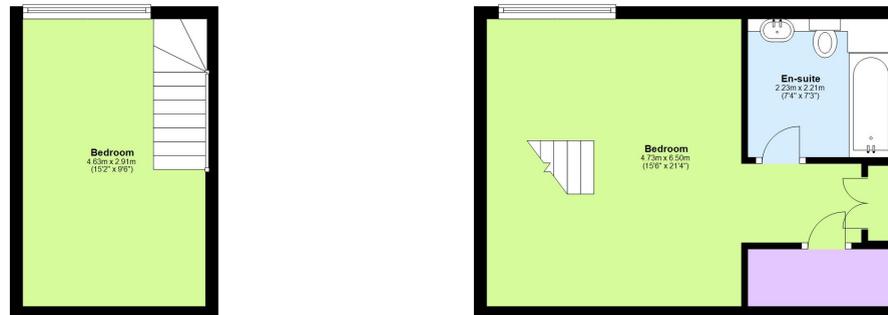
Council Tax Band: F

EPC Rating: n/a

Ground Floor
Approx. 73.3 sq. metres (789.5 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 117.0 sq. metres (1259.9 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

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Kings Langley

01923 936900

Bushey

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Radlett

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