



Castles

CHERRY TREE COTTAGE  
Long Lane, Bovington, Hemel Hempstead HP3 0NE

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**£975,000**  
(Freehold)

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Cherry Tree Cottage is a beautiful four-bedroom detached residence set on a generous 0.23 acre plot, offering flexible living across two floors.



This delightful home boasts a warm, character-filled interior ideal for families, while also offering scope for modernisation or extension (STPP).

The ground floor features a welcoming entrance hall leading into a spacious central hallway that flows effortlessly through the main living spaces. The generously sized living room spans the depth of the home and offers ample room for relaxation and entertaining. The separate dining room includes a charming inglenook fireplace, adding a traditional touch to the space.

The kitchen/breakfast room provides a practical and inviting space for daily life, with direct access to the outside. Also on the ground floor are two double bedrooms, a family bathroom, and useful storage cupboards.

Upstairs, the first floor hosts two further double bedrooms, including a large principal bedroom with built-in wardrobes and a second bedroom with en-suite bathroom.

## Specifications

- 4 DOUBLE BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- CHARACTER FEATURES
- KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE
- DRIVEWAY PARKING
- MATURE GARDENS
- SCOPE FOR EXTENSION (STPP)
- QUIET, SOUGHT-AFTER LOCATION



The property features a double garage, a private carriage driveway for multiple vehicles, and generous, tranquil rear gardens.



#### **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**

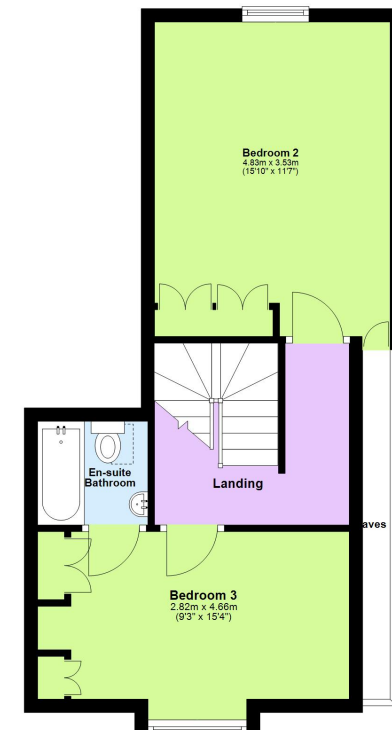
**Council Tax Band: G**

**EPC Rating: D**

**Ground Floor**  
Approx. 139.3 sq. metres (1499.2 sq. feet)



**First Floor**  
Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 179.9 sq. metres (1936.2 sq. feet)

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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