



Castles

LONG LANE
Bovingdon, HP3 0NE

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Offer IEO
£925,000
(Freehold)

Castles



An Exceptional Development Opportunity in a Prime Green Belt Location



Seize the chance to create your dream home on this approximately 0.5-acre plot nestled within a tranquil green belt. Located in a sought-after area, this plot comes with full planning permission (Dacorum Borough Council Planning Ref: 22/00853/FUL) to demolish the existing bungalow and replace it with a stunning three-storey detached house spanning 3,822 sq ft, along with a 6m x 6m detached garage. The development, totaling 4,450 sq ft, also includes a newly constructed outbuilding ideal for use as a home office, study, or gym. (C.G.I IMAGES)

Mains drainage, water, 3-phase electricity, gas, telephone line, and internet capabilities all on-site. The plot features a private access road with an electric gate, mature hedging for privacy, and a substantial private garden to the rear.

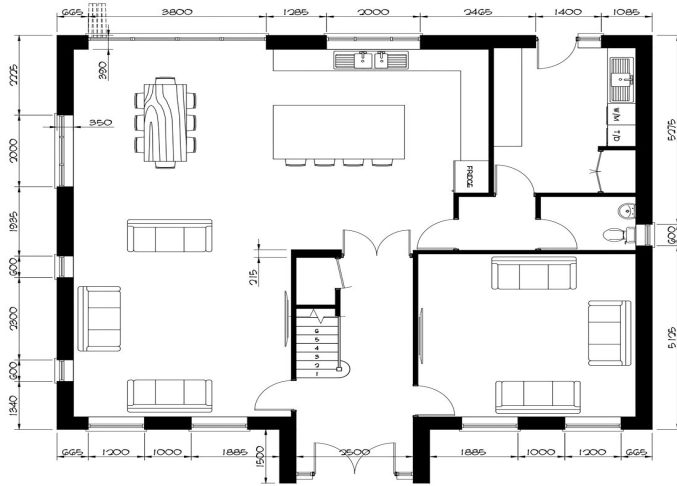
Chesham Metropolitan Line Underground Station: 3.8 miles (10 mins drive). Chalfont & Latimer Metropolitan Line Underground Station: 4.4 miles (12 mins drive). Hemel Hempstead Main Line Station: 3.6 miles (10 mins drive) Only 0.9 miles from the village center, offering essential amenities including a primary school, doctors' surgery, library, pub, chemist, and food stores.

Nearby schools include Bovingdon Primary School (Ofsted Outstanding), Ashlyn's School in Berkhamsted (Ofsted Good), and Chesham Grammar School (Ofsted Outstanding). Enjoy local sports and recreational facilities, including a bowls club, tennis club, football club, cricket club, and a picturesque village green.

This is an unparalleled opportunity to build a bespoke home in a prestigious location, surrounded by natural beauty yet close to all essential amenities.

Specifications

- 3 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- DETACHED BUNGALOW
- OUTBUILDING
- GARDEN
- DRIVEWAY
- 0.38 ACRES OF LAND

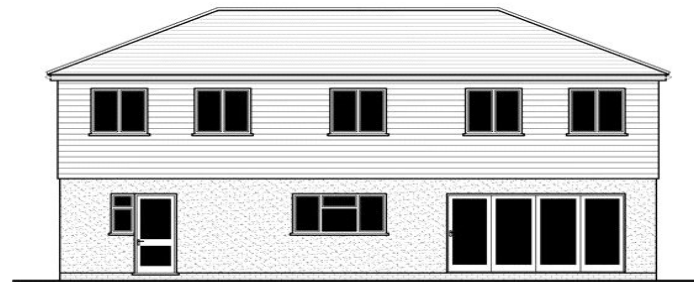


Proposed Front Elevation

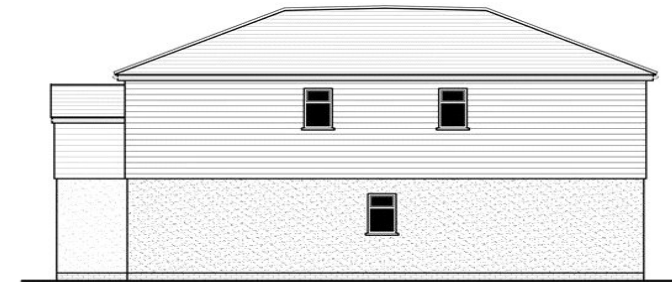


Proposed Side Elevation

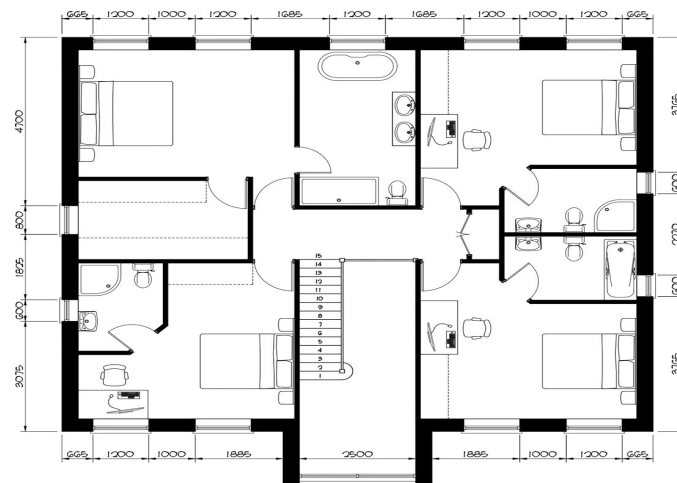
Whether you're looking to develop the property for personal use or investment, this plot offers endless possibilities



Proposed Rear Elevation



Proposed Side Elevation



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.

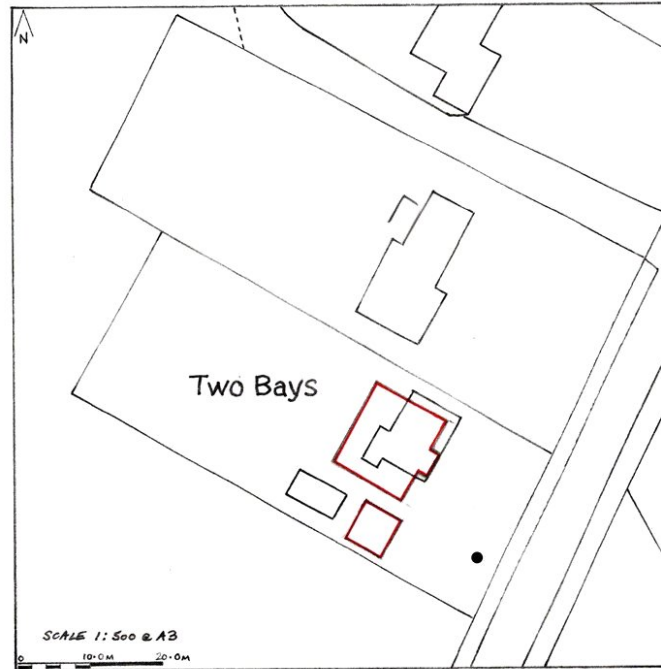
Tenure: Freehold

Council Tax Band: E

EPC Rating: G

TWO BAYS, LONG LANE, BOVINGDON HP3 0NE

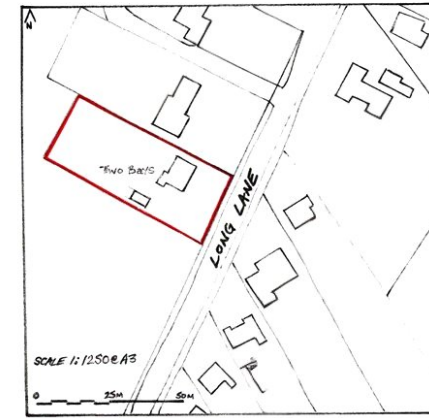
SITE AND BLOCK PLANS



SITE PLAN

● Existing Mains Sewage on site

SITE AND BLOCK PLANS



BLOCK PLAN

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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