



Castles

CROSS FARM MEWS

Flauden Lane, Bovington, Hemel Hempstead, HP3 0RL

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Guide Price
£1,000,000
(Freehold)

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Nestled within a prestigious gated enclave on the outskirts of Bovington. This exceptional Three-bedroom, Grade II listed barn conversion, offers a perfect blend of countryside tranquillity and convenience.



The front door opens into the spacious Lounge/Diner which sets the tone with a double-height space flooded with natural light, framed by Dual Aspect double-glazed windows and Exposed Beams.

The Kitchen/Breakfast room featuring sleek granite QUARTZ worktops, a comprehensive range of fitted units, double sink while the adjoining Utility Room houses a VAILLANT gas boiler and cupboard housing a Pressurised Hot Water Cylinder.

The ground floor accommodation is further complemented by a spacious bedroom with Exposed Beams, window to the side aspect and a separate shower room with WC, freestanding sink bowl and shower cubicle.

Upstairs, both bedrooms have Vaulted Ceilings and are accessed from their own staircase. The master bedroom has a bathroom comprising, 'His and Hers' vanity sinks and WC, whilst the second bedroom has a shower room.

Step outside into a Southerly Facing front garden, a haven of peace and beauty. Thoughtfully landscaped, the garden features vibrant flower beds, mature shrubs, lawned area, hedgerow frontage and a patio area.

This unique home is part of a secure and meticulously maintained gated development, offering a covered Carport, additional parking, and dedicated visitor spaces. A private Storage Shed with power and light further enhances the practical appeal. Leading from the parking area, a gate opens onto a paddock, adding a touch of countryside charm and stunning views.

Specifications

- BARN CONVERSION
- GATED DEVELOPMENT
- VAULTED CEILINGS
- EXPOSED BEAMS
- THREE BATHROOMS
- 3 DOUBLE BEDROOMS
- MODERN KITCHEN
- CARPORT PARKING
- CLOSE TO AMENITIES



The rear garden off the lounge features a spacious patio, planted areas, and is ideal for entertaining or enjoying quiet moments surrounded by nature.



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.

Ground Floor Outbuilding

Approx. 8.4 sq. metres (90.9 sq. feet)



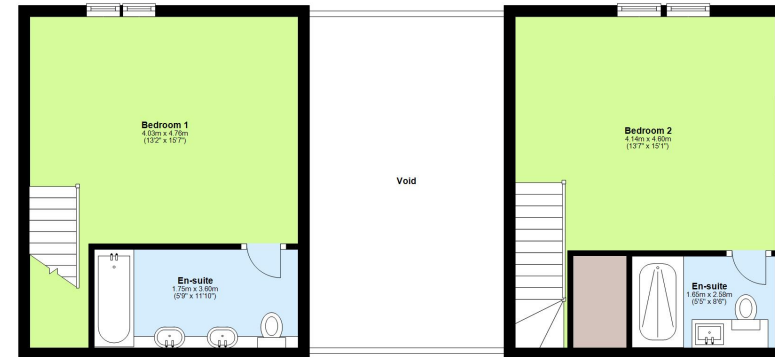
1st Floor Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



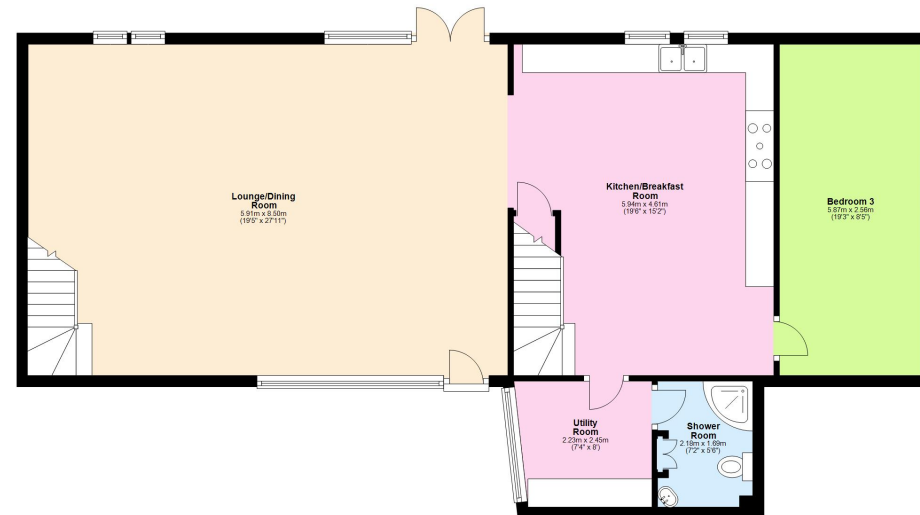
First Floor

Approx. 55.0 sq. metres (592.2 sq. feet)



Ground Floor

Approx. 103.3 sq. metres (1112.1 sq. feet)



Total area: approx. 166.8 sq. metres (1795.2 sq. feet)

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

Tenure: Freehold

Council Tax Band: G

EPC Rating: n/a

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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