



Long Lane,  
Bovingdon, Hertfordshire, HP3 0PZ



## Luxury living, surrounded by countryside.

Originally built in the 1930s, this stunning property is surrounded by open countryside and has been meticulously remodelled and extended by its current owners to create the perfect family home.

Inside and out, this beautiful home has been perfectly configured for luxurious, carefree living. Situated in an idyllic, rural location, on a plot of approximately 0.47 acre and with beautiful views, its contemporary profile is effortlessly anchored to its picturesque setting.

Internally, from the moment you step into the hallway, the attention to detail throughout this impressive home is clear to see. The crisp, pared-back interiors are beautifully refined and decorated in soft muted tones, while large picture windows allow for an harmonious interaction with the outside space.

The reception hall leads seamlessly through to a large reception room, bathed in natural light with stunning views of the rear garden and featuring a log burner - a wonderful focal point in this bright, open space. To the front of the house, there is a good size second sitting room, featuring expertly crafted custom cabinetry.

**Guide Price:** £1,500,000  
**Tenure:** Freehold





The heart of this home is the magnificent kitchen/dining room, centred around a striking central island with polished quartz counter tops, built-in storage, and pop-up power sockets. The custom kitchen includes integrated appliances, abundant storage with soft-close pull-out larder, and a charming double Butler sink with a Quooker tap for boiling, cold, and filtered water on demand. One of the full-length cupboards also opens up to create a coffee-station.

A convenient boot room at the rear of the kitchen offers space for muddy boots and leads out to the rear garden. The property also has a separate utility room.

Three of the bedrooms are located on the ground floor. This 'bedroom wing' is located on the south side of the house and includes a fabulous guest bedroom with an en suite shower room, plus two additional bedrooms and a family bathroom featuring a sumptuous freestanding bath.

On the first floor, you will find the principal bedroom and a second bedroom, along with a contemporary shower room.

Outside, the property is accessed via an in/out carriage driveway, sheltered by mature hedgerows. Ample parking is available for several family-sized vehicles. The beautifully landscaped rear garden backs and sides onto open fields and features a lush green lawn, fruit trees, a vegetable patch, and even a chicken coop. A designated 'wild garden' area encourages nature to thrive, and the fully enclosed, secure garden provides peace of mind for dog owners. The garden patio is an exquisite oasis designed for al-fresco dining and serene retreats. Nestled under a charming pergola, this enchanting decked space is perfectly shaded to provide a cool, comfortable haven even on the sunniest days.

To one end of the house, there is a beautifully designed raised decking area which incorporates a hot tub; enclosed by lush greenery, it offers an exclusive retreat where you can soak away the day's stresses under the open sky. Adjacent, there is a cutting-edge gym, accessible through sleek bi-fold doors. These doors can be fully opened to merge the indoor fitness area with the tranquil outdoor environment, creating a harmonious blend of nature and wellness.



## Every home tells a story

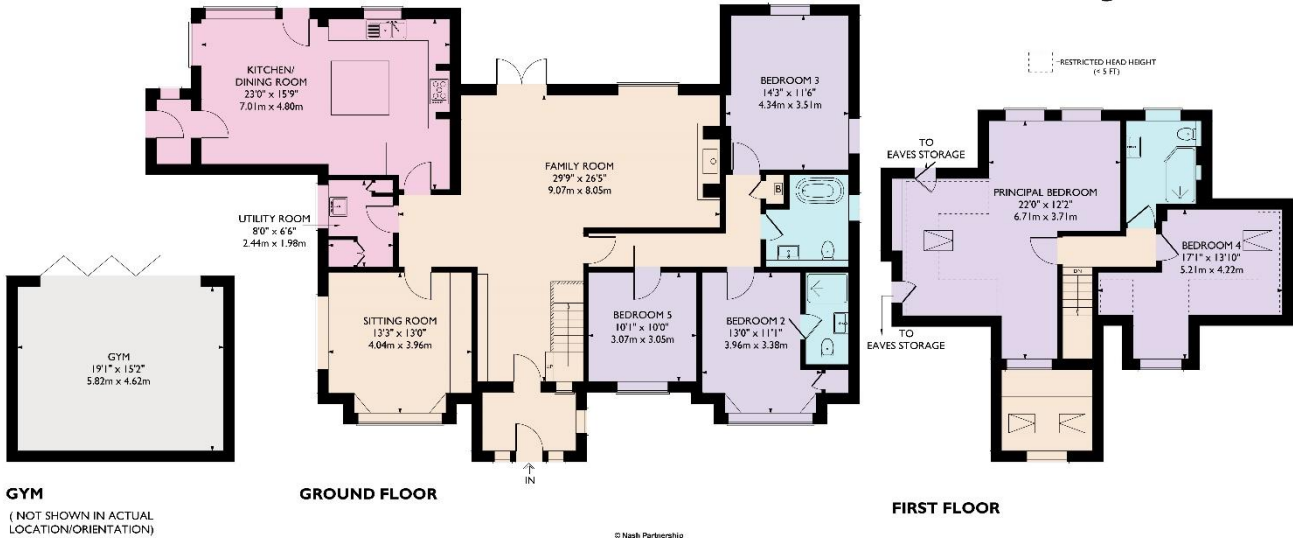
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APPROXIMATE GROSS INTERNAL AREA = 2330 SQ FT / 216 SQ M  
 GYM = 289 SQ FT / 27 SQ M  
 TOTAL = 2619 SQ FT / 243 SQ M



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 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

Council Tax Band: G

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