



Green Fallow

Bury Rise, Bovington, Hertfordshire HP3 0DN



Rural serenity, just half an hour from central London.

Set in a delightfully leafy Hertfordshire location, nestled along a private road with verdant Boxmoor Trust woodland right on the doorstep, this exceptional five bedroom family home perfectly combines rural serenity with the convenience of excellent rail connections just down the road when you need them.

Set over two spacious floors, the property has been extended to offer an impressive, wide frontage, several beautifully proportioned living spaces, and five generous bedrooms.

The ground floor opens to a series of elegant living spaces, each designed to accommodate both family life and sophisticated entertaining. The expansive 21ft sitting room is filled with natural light and features an adjoining library area, while the formal dining room, with its direct access to a private study, is ideal for more intimate gatherings. Completing the trio of principal reception spaces is the 19ft family room, perfect for relaxing and with views over the gardens.

At the heart of the home is the stunning kitchen/breakfast room, a true showpiece for modern family living.

Guide price: £1,400,000
Tenure: Freehold



Featuring bespoke cabinetry, this well-appointed kitchen includes integrated Neff ovens, a Bosch dishwasher, a Miele freezer, and a Quooker tap, ensuring every convenience is at your fingertips. The space is anchored by a central island, perfect for casual dining or entertaining, and is further enhanced by bifold doors that open to the garden, and a part-vaulted ceiling with skylights that flood the room with natural light. A thoughtfully positioned shower and utility room are conveniently located just off the kitchen, adding to the property's practical layout.

The first floor offers significant potential for remodeling, yet it already provides five luxurious bedrooms that exude comfort and style. The principal bedroom is truly a sanctuary, twin aspect and measuring an impressive 22ft, it offers beautiful views over the rear garden and the Boxmoor Trust woodland out to the front.

An en suite bathroom complements one of the additional bedrooms, while a well-appointed family bathroom serves the remaining rooms, making this floor as functional as it is spacious.

With its superb setting, generous proportions, and an abundance of natural light, this stunning family home offers the perfect canvas for creating an idyllic lifestyle amidst breathtaking countryside surroundings. Outside, the rear garden is a beautifully landscaped retreat, featuring a gently elevated lawn framed by mature shrubs and well-established hedgerows. This thoughtfully designed outdoor space leads up to a heated swimming pool, perfectly positioned at the top of the garden with a summer house. The pool is surrounded by an inviting patio area, offering the ideal spot to unwind and enjoy the serene views of the lush greenery beyond.

The front of the property is approached via a long driveway, providing a grand sense of arrival. A detached double garage, accompanied by two parking spaces in front, offers further parking. The landscaped frontage is further enhanced by a neatly maintained lawn that softens the view of the property and adds to its overall appeal.



Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

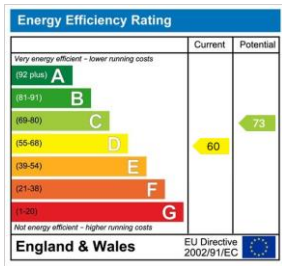


APPROXIMATE GROSS INTERNAL AREA = 3210 SQ FT / 298 SQ M
 GARAGE = 367 SQ FT / 34 SQ M
 TOTAL = 3577 SQ FT / 332 SQ M



© Nash Partnership

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.



Council Tax Band: G

nashpartnership.co.uk

Berkhamsted Office | 01442 863000
 152 High Street, Berkhamsted, Hertfordshire HP4 3AT

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.