



TRADITIONAL FAMILY HOUSE WITH EXTENSIVE GROUNDS

BEECHWOOD, HEMPSTEAD ROAD, BOVINGDON, HERTFORDSHIRE, HP3 0DS

Freehold



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Entrance hall • cloakroom • sitting room • dining room
• sun room • family room • kitchen/breakfast room • utility
room • 6 bedrooms • first floor kitchen • 2 bathrooms

2 garages • stable block • summer/pool house • swimming
pool • gardens • in total about 1½ acres

EPC = E

Note: additional paddock about 2¼ acres available by separate
negotiation

Description

Beechwood is a white rendered traditional family home with a spacious and adaptable layout. The ground floor provides three generous reception rooms including a large double aspect sitting room linked with the dining room which has a feature inglenook style fireplace. The main staircase is from the entrance hall with a second staircase from the sitting room leading to the first floor where an annexe was created. This could be remodelled into a more traditional layout providing a potential six or seven bedrooms in total.

The house occupies a delightful plot of about 1½ acres with a carriage driveway providing ample parking and access to the two garages, one attached to the house. The second is located close to the stable yard and the block of three stables and tack room. The extensive gardens stretch back from the house providing large areas of lawn with mature trees and hedges, swimming pool and potential pony paddock. There is a further attractive outbuilding incorporating storage sheds and greenhouse.

There is a further 2¼ acre paddock which together with bridleways in the area will appeal to the equestrian enthusiast. The paddock available by separate negotiation is accessed via a right of way from Bushfield Road.



Situation

Beechwood is located on Hempstead Road which links Bovingdon village (about 0.5 miles) with its High Street of shops for everyday needs and Boxmoor (about 2 miles), where the mainline station provides a London commuter service into Euston. The larger towns of Hemel Hempstead (about 3 miles), Berkhamsted (about 4 miles) and Chesham (Metropolitan Line) about 4.5 miles, all provide multiple shopping facilities and amenities.

Little Hay Golf complex is only a few hundred yards away.

There are a number of popular schools in the area including Bovingdon Primary Academy, Westbrook Hay Preparatory School and Berkhamsted School - both independent.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

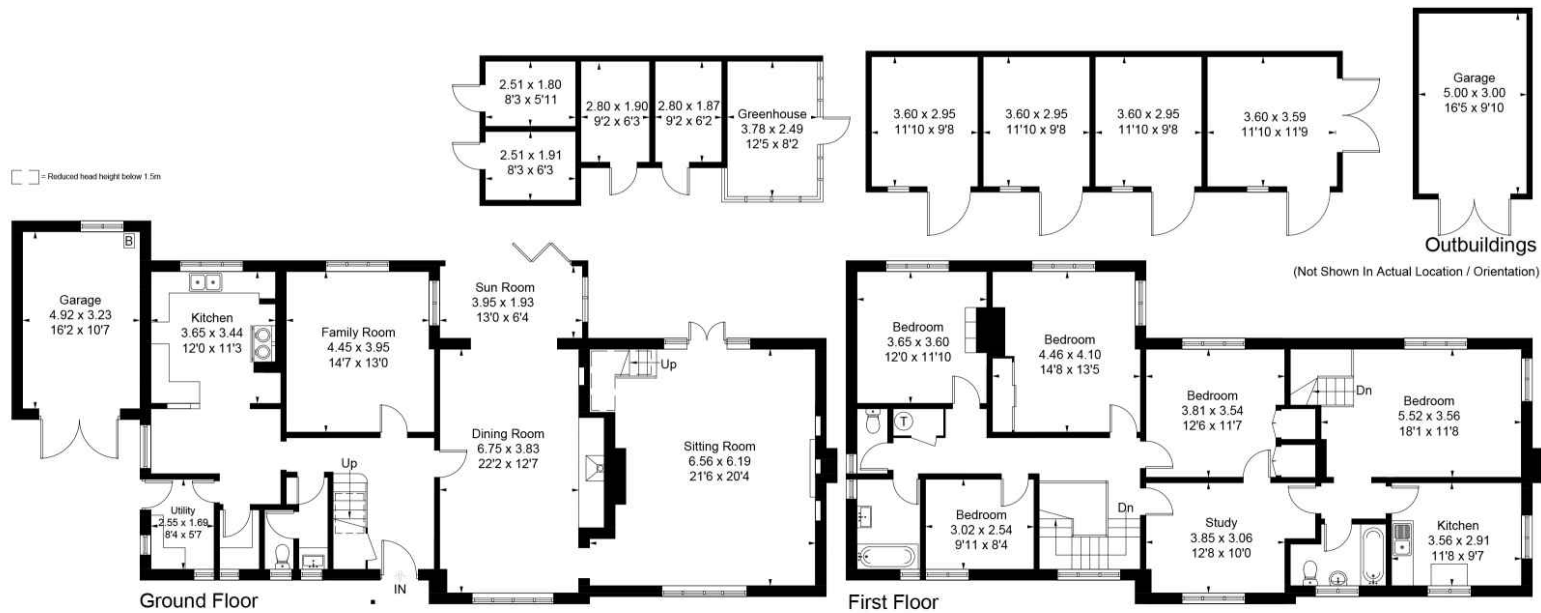
Viewing

Strictly by appointment with Savills.



FLOOR PLANS

Approximate IPMS2 Floor Area = 278.1 sq m / 2993 sq ft
Garage = 15.9 sq m / 171 sq ft
Outbuildings = 92.1 sq m / 991 sq ft
Limited Use Area = 4.1 sq m / 44 sq ft
Total = 390.2 sq m / 4200 sq ft
For identification only. Not to scale.
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