



CHARACTER VILLAGE PROPERTY WITH ANNEXE AND STUDIO

CHURCH GATE

VICARAGE LANE, BOVINGDON, HERTFORDSHIRE, HP3 0LT

Freehold

savills

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Main House: Hall • cloakroom • living room • family room
• kitchen/breakfast room • 3 bedrooms • en suite shower room
• bathroom

Annexe: Sitting room • kitchen • bedroom • shower room
• mezzanine

Outbuilding: Studio and storage

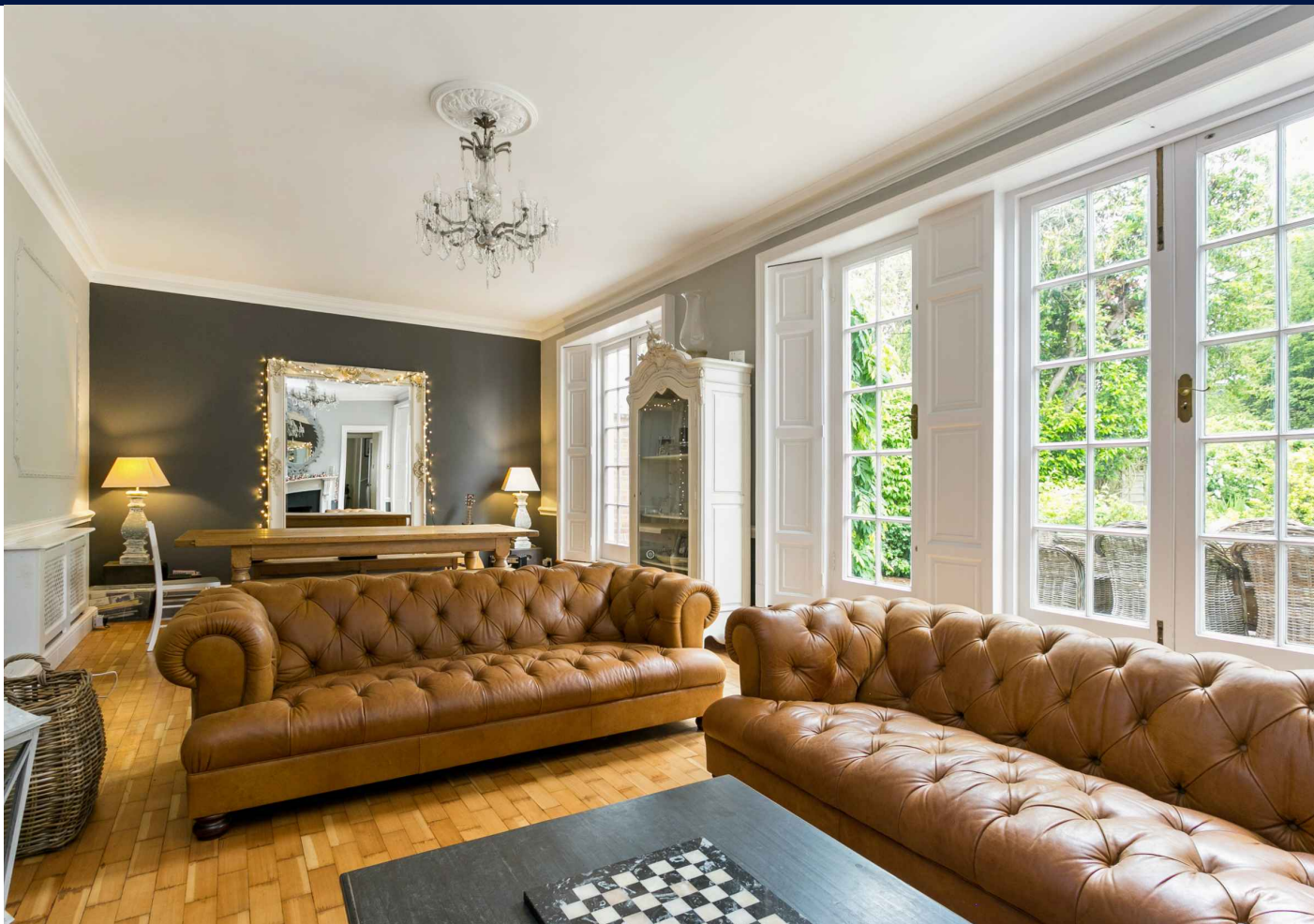
Outside: Parking and gardens • about 1/3 acre

Description

Church Gate is a Grade II listed wing of a former parsonage dated circa 1835, offering a wealth of charm and character. The main house with its attractive white washed elevations with shuttered windows features a large elegant reception room with a parquet floor, high ceiling with ornate cornice, a marble fireplace and french doors overlooking the patio and garden. A second reception room links to the spacious kitchen/breakfast room with a range of custom made units with granite worktops and island. There is a Falcon range induction cooker and plenty of space for a table and chairs for informal dining. Again french doors open on to the garden.

Upstairs there are three bedrooms, the master particularly spacious with an extensive range of fitted wardrobes which provide access to the contemporary en suite shower room. There is a similarly well appointed family bathroom incorporating a Jacuzzi bath.

Across the gravelled courtyard there are two outbuildings, the old 'Piggery' has been converted into a charming self-contained annexe and the former garage has been converted into a studio/home office with storage room above.



Occupying an overall plot of about a third of an acre, there is ample parking behind the impressive brick and flint walling and wrought iron gates. The rear garden is delightful and well established with an area of patio and extensive lawn with beautifully stocked borders and a summer house in the far corner.

Situation

Located in a picturesque setting where Vicarage Lane meets Church Street near St Lawrence Church dated 1846 nearby Bovingdon high street offers a selection of shops and amenities for every day requirements. The larger towns such as Chesham (Metropolitan Line to Baker Street) and Hemel Hempstead (Main Line to London Euston) are between three and four miles away.

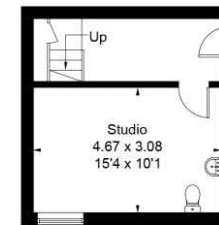
Viewing

Strictly by appointment with Savills.

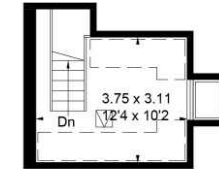


FLOOR PLANS

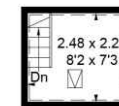
Approximate Area = 173.1 sq m / 1863 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
Annexe = 42.4 sq m / 456 sq ft
Including Limited Use Area (5.5 sq m / 59 sq ft)
Outbuilding = 35.8 sq m / 385 sq ft
Including Limited Use Area (5.8 sq m / 62 sq ft)
Total = 251.3 sq m / 2705 sq ft
For identification only. Not to scale.
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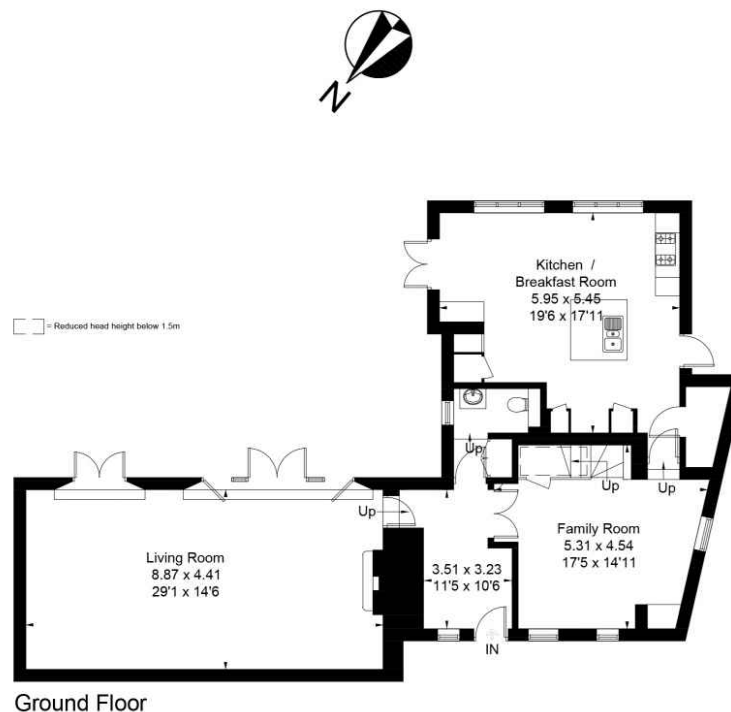
Outbuilding Ground Floor



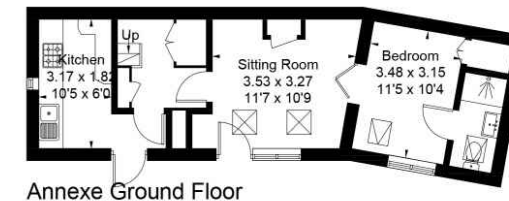
Outbuilding First Floor



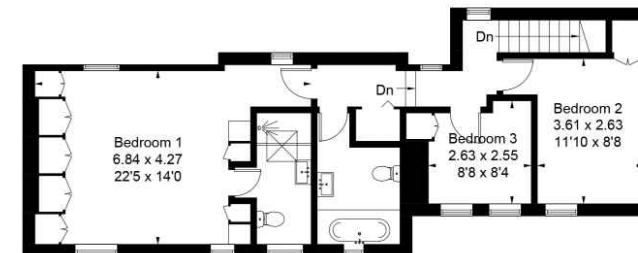
Annexe First Floor



Ground Floor



Annexe Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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