



An exceptional 'New England' style village home

Kilmacrennan, Long Lane, Bovington, Hertfordshire, HP3 ONE

Freehold



Entrance hall • sitting room • TV room/play room • study
• open plan kitchen/dining/family room • utility room
• 4 bedrooms • 5 bath/shower rooms • gardens and
grounds about 1.2 acres • EPC rating C

Description

Kilmacrennan is a handsome detached family home which has undergone a comprehensive programme of extension and refurbishment to now offer exceptionally presented accommodation in a distinctive 'New England' style.

Arranged around a beautiful panelled entrance hall, the elegant living accommodation includes three reception rooms, a formal sitting room with feature fireplace, separate T.V./play room and study. Spanning the rear of the property is a superb open plan kitchen/dining room/family room with Bi-folding doors opening onto the patio and overlooking the rear garden. The kitchen is comprehensively fitted with an extensive range of hand crafted units with Quartz stone worktops, matching central island and a range of integrated appliances. There is also a separate utility room with matching units and worktops.

Upstairs there are four double bedrooms, all with well appointed en-suite bath/shower rooms and bespoke fitted bedroom furniture. There is also a family bath/shower room.

The property set behind five bar gates and accessed over a bonded resin driveway providing ample parking. To the rear of the house there is a sandstone patio, ideal for outside entertaining and extensive lawns leading to a

lightly wooded area including fruit trees to the rear of the plot. The overall plot size is around 1.25 acres.

Note: Planning permission has previously been granted for the construction of a car port and summer house. Dacorum planning reference 4/03158/14/FHA.

Situation

Kilmacrennan is located in a picturesque semi-rural position, about 1 mile from the popular village of Bovingdon with its pretty village green setting and traditional high street amenities for everyday needs.

Larger surrounding towns such as Hemel Hempstead (7½ miles), Berkhamsted (5½ miles), Chesham (4½ miles) and Amersham (5 miles) all offer multiple shopping facilities, amenities and stations for the London commuter. All distances are approximate. The motorway network is available via the M1, Jct 8, and A41.

There are several well-respected schools in the area.

Tenure: Freehold

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

Viewing: Strictly by appointment with Savills.





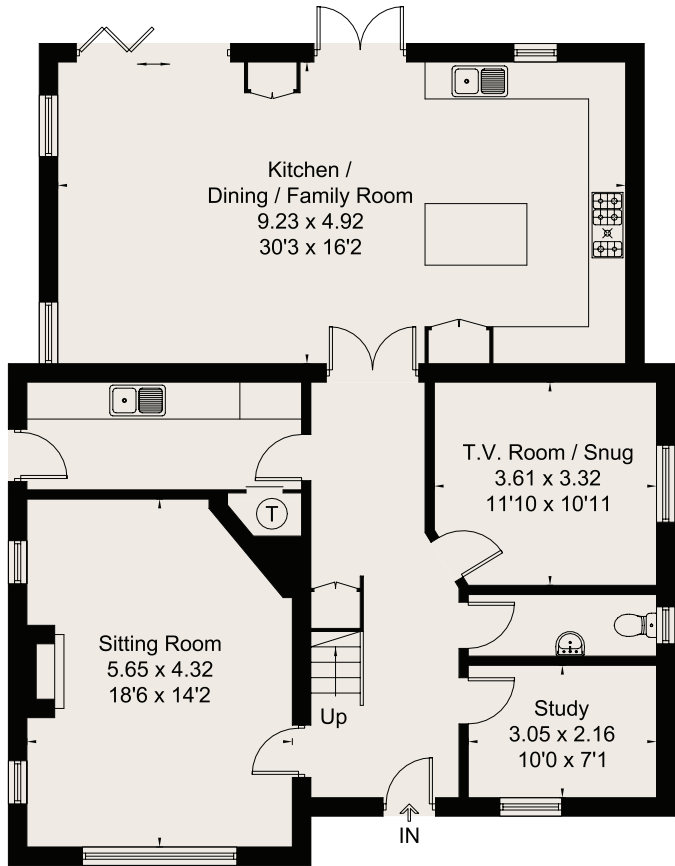
Kilmacrennan, Long Lane, Bovingdon, Hertfordshire, HP3 ONE
Approximate Area 240.2 sq m / 2585 sq ft



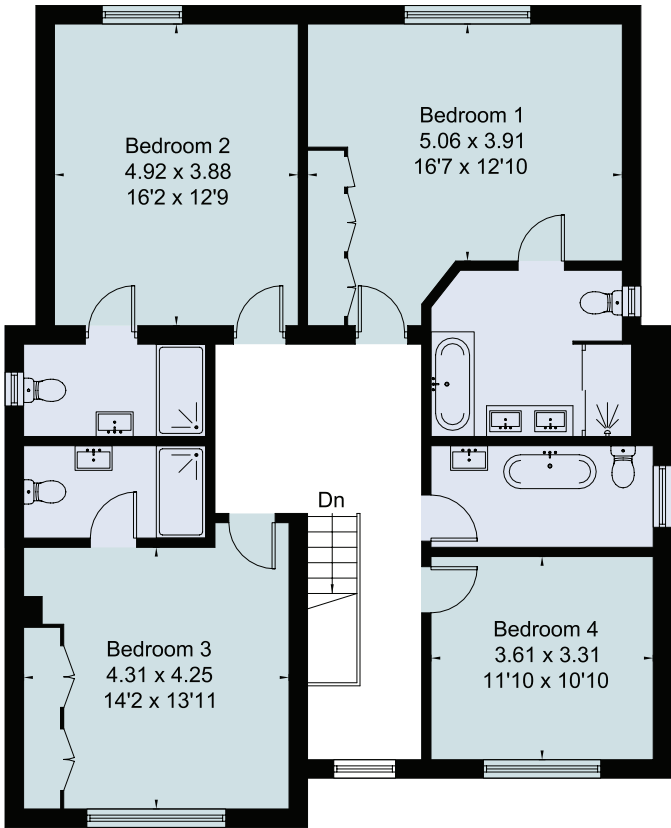
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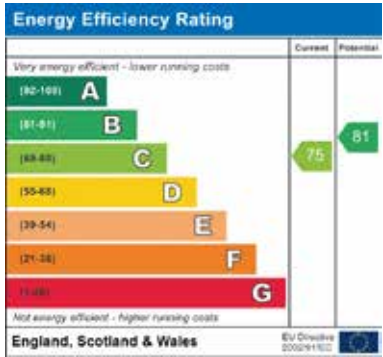
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Ground Floor



First Floor



For identification only. Not to scale. © 201113ML

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