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Shantock Lane, Bovingdon

£895,000

A very rare opportunity to acquire a detached four bedroom family home in need of modernising sitting on a plot of just under 1 acre, with stunning views over open farm land located in a quiet rural country lane within a short drive of the villages Bovingdon and Flaunden.

The accommodation comprises of Entrance Hall, WC, Kitchen diner, Utility Room, Sitting Room, family room, playroom/study, on the first floor there are four bedrooms, the main bedroom having a dressing room and en suite bathroom, there are three further bedrooms and a family bathroom. There is great potential to create a large kitchen family room by removing the dividing wall and joining the two areas together. There is off road parking for 4 cars via the five bar gates.

Ground Floor**Entrance Hall**

Front door, window to front driveway, door leading to

Inner Hallway

Stairs leading to first floor, understairs storage cupboard, doors leading to:

Kitchen Diner

Window overlooking the rear garden, a range of wall and base units in a pine shaker style, white granite effect work surfaces, space for dining table and chairs, space for range style cooker, tiled flooring, stainless steel double sink, plumbing for dishwasher. Door leading to

WC/Cloakroom

Window to front, low level WC, pedestal wash hand basin.

Utility Room

Door to front, plumbing for washing machine, tiled flooring

Reception/playroom

A triple aspect room with sliding patio doors to the rear garden, radiator.

Sitting Room

Feature bay window overlooking the rear garden, brick built fireplace (not operational), wood block flooring, window to side, radiator, french doors leading to:

Family Room

Bay window to front, window to side, window to side, wood block flooring, working fireplace with brick surround, coved ceiling.

Study/Reception Room

Located off the sitting room, window to side, sliding patio doors leading to a conservatory room

Conservatory

With a tiled flooring, door to the rear garden.

First Floor**Landing**

Loft hatch leading to loft area, doors leading to:

Dressing Room

Window to the rear garden, door leading to master bedroom, door leading to the ensuite.

Ensuite Bathroom

Window to front, fully tiled walls, corner bath with hand held shower attachment, close coupled WC, pedestal wash hand basin, radiator and tiled flooring.

Bedroom One

A double aspect room with open views over the rear garden and farmland, two radiators.

Bedroom Two

A double aspect room with a range of built in wardrobes, radiator, views over open countryside and farmland.

Bedroom Three

A double aspect room with views over open countryside and rear garden.

Bedroom Four

Window overlooking the rear garden and open countryside.

Family Bathroom

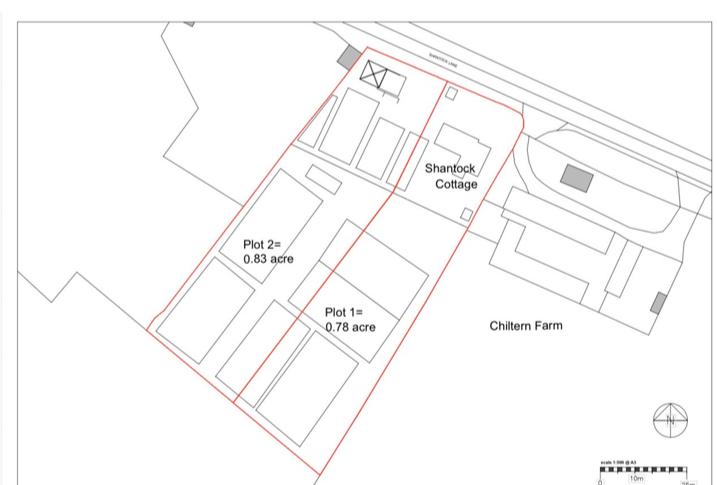
Window to front, panelled bath, pedestal wash hand basin, shower cubicle with wall mounted shower mixer, close coupled WC, tiled walls and floor.

Rear and front garden

The plot is laid to grass, the ponds to the rear have recently been filled in and leveled with top soil. There is a spacious gravel driveway and parking for many cars accessed via a five bar gate

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