



Finchley House, Bovingdon Green, Bovingdon

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# Finchley House

## Bovingdon Green

### Hertfordshire

#### HP3 0LB

A stunning detached village family residence in 2 acres of land situated on the sought-after Bovingdon Green

Hemel Hempstead Station 3.3 miles (London Euston 25 minutes), Chesham Station 4 miles (8 mins to Metropolitan Line), Berkhamstead 5.6 miles, M1 (J11A) 4.5 miles, M25 (J20) 5.6 miles, St. Albans 10.5 miles, Luton Airport 17 miles (30 minutes), London Heathrow Airport 19.7 miles

Reception hall | Drawing room | Conservatory  
Study | Cinema room | Kitchen/family area  
Utility | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family Bathroom | Shower room | Double garage  
Garden | 2 Acres of land and paddocks  
Swimming pool | Summer house | Bothy

### The property

Finchley House is a considerable double-fronted family property offering over 3,100 sq. ft of stylish accommodation arranged over four floors, in a quiet and secluded setting.

The airy reception hall with its cloakroom, store cupboard and turned stairway to the first floor also gives access to the versatile converted lower ground floor. The space currently houses a well-appointed utility room and a purpose-built cinema room with inbuilt speakers and ARCAM amplifier. On the ground floor, the accommodation flows to a front-facing study with a fireplace and the expansive open-plan kitchen and living space with attractive brick-laid flooring. The kitchen is dual aspect in French country farmhouse style with underfloor heating, comprises a wide range of bespoke wooden wall and base cabinetry, a central island with inset sink and several deluxe appliances, including two AGA range stoves. The adjacent

sociable family area has glazed bi-folding doors to the garden, and open access to the sizeable conservatory alongside, with both rooms enjoying panoramic views of the garden and pool. Completing the floor is a 25 ft. central sitting room with fireplace and plush carpeting.

The first floor comprises a large dual-aspect principal suite, spanning the depth of the property and benefits a wall of bespoke fitted wardrobes, headboard, side cabinets and a stylish en suite bathroom. On this floor, there is also a family bathroom and two double bedrooms. The second floor comprises two further dual-aspect bedrooms and a contemporary shower room.

### Outside

The property is approached via a secure gated entrance opening to an extensive brick-laid forecourt with double detached garages. The landscaped south-westerly garden and 2 acre semi-rural plot, comprise a rear paved terrace flowing to the 12m x 5m heated outdoor swimming pool and outbuildings. There are large expanses of lush level lawn enclosed via mature evergreen hedging, established planting and trees, a kitchen garden, an inset circular seating area, paddock and an enviable two-storey summer house with built-in bar, cloakroom, bi-folding doors and timber-framed floor-to-ceiling windows with pool views.

### Location

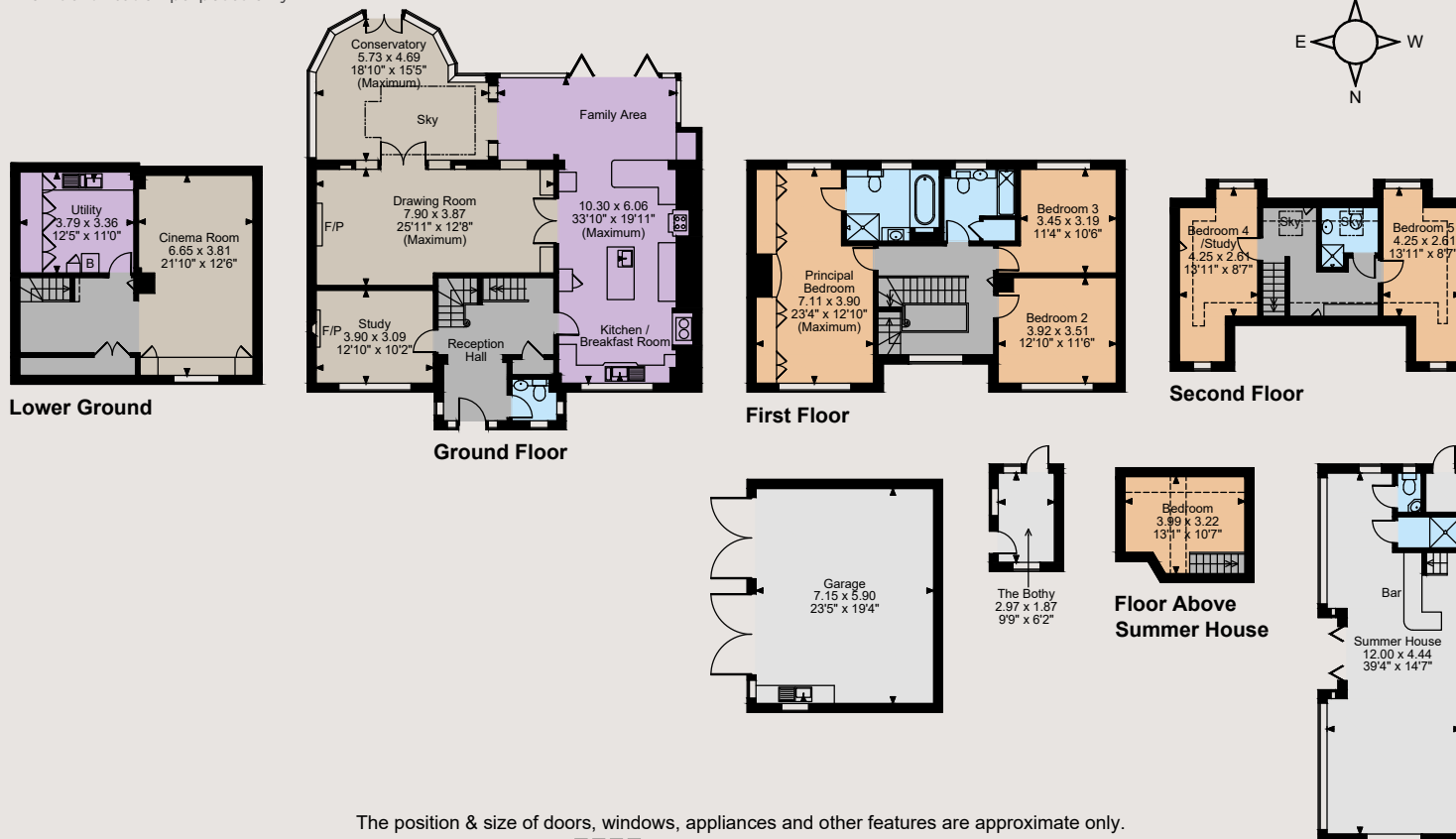
The thriving village of Bovingdon has a popular public house, several shops, a Post Office, primary school, and various restaurants. The nearby towns of Chesham and Berkhamsted offers a comprehensive range of additional facilities, including shopping, leisure, and cultural amenities and with easy reach of mainline stations, Chesham, Chalfont & Latimer and Hemel Hempstead with links to London within 25 minutes. Convenient road connections are available via the M1 and M25. The area offers a variety of well-regarded schools locally including Lockers Park, St Albans, Chesham Grammar and Berkhamsted.







Main House internal area 3,127 sq ft (291 sq m)  
 Garage internal area 454 sq ft (42 sq m)  
 Pool House internal area 60 sq ft (6 sq m)  
 Summer House internal area 552 sq ft (51 sq m)  
 Total internal area 4,193 sq ft (390 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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## General

**Local Authority:** Dacorum Borough Council  
**Services:** Mains electricity, gas, water and drainage. Central heating.  
**EPC:** Rating C  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £2,375,000

## St Albans

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