



White Hart Cottage Chesham Road, Bovingdon

Guide Price £780,000

proffitt
& holt





White Hart Cottage Chesham Road

Bovingdon, Hemel Hempstead



Proffitt and Holt are delighted to offer to the market this unique and rarely available two bedroom Grade 2 Listed period cottage (formerly two workman's cottages which were converted in 1965 and later listed in 1986) dating back to circa 1717 and offering a wealth of period features throughout. Located in the highly sought after village of Bovingdon and close to a host of local amenities and conveniently placed for a range of nearby transport links, the property is being offered with two separate parcels of land (all accessed via one entrance) with one currently being used as a dog 'play park' and another offering excellent potential to build (STPP). The house and land are being sold on three separate titles and there is an adjoining 0.3 of an acre of land that has potential for a Small Holding, Stabling/Livery, Kennels etc, with the necessary permissions.

Internally White Hart Cottage comprises an entrance hall, a generous living room with a feature inglenook gas fire, a dining room, kitchen - with underfloor heating - and downstairs guest WC to the ground floor. The first floor houses two well proportioned bedrooms and a family bathroom.

Externally, the property excels with ample driveway parking available to the front (gated) which in turn leads to two garages and there are generous, landscaped and mature front and rear gardens enclosed by a feature wall, which are both generous in size and relatively low in maintenance. The walled rear garden is a real 'must see' and has been well tended by the current vendors and includes a pond, mature hedging and winding pathways to create a peaceful space for entertaining/relaxing. The cottage sits in approximately 0.25 of on an acre, whilst the two additional parcels of land are approximately 0.3 of an acre combined.

Further benefits include CCTV, alarm system and outside lighting operated by Wi-Fi to front and rear of property.

To fully appreciate both this unique period property AND the additional parcels of land please contact leading local agent Proffitt and Holt for additional information or to arrange an internal inspection.



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Situated in an enviable location, this property is ideally within easy reach of a range of exceptional schooling options. Whether it be the nearby village primary school, renowned preparatory schools, or prestigious private and grammar secondary schools, families can rest assured that quality education is at their doorstep. Bovingdon Village is within walking distance, offering a unique blend of rural tranquility and modern convenience. Steeped in history and nestled amidst rolling countryside, Bovingdon Village boasts shops, traditional pubs, and a vibrant community spirit. Enjoy leisurely walks along scenic footpaths or simply immerse yourself in the warmth of village life. With easy access to nearby amenities and excellent transport links, including proximity to major motorways and rail connections, the property location offers the perfect balance of rural retreat and urban accessibility. Escape the ordinary and create unforgettable memories in this exceptional property.



- Two Bedroom Detached Cottage
- Period Property Dating back to 1700's
- Grade 2 Listed
- Two Additional Parcels of Land Sold with the Cottage
- Walled Garden
- Potential to Build (STPP)
- Gated Entrance
- Two Garages
- The Cottage Sits in Approx 0.25 of an Acre





General Information

EPC - N/A

Council Tax Band: F

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





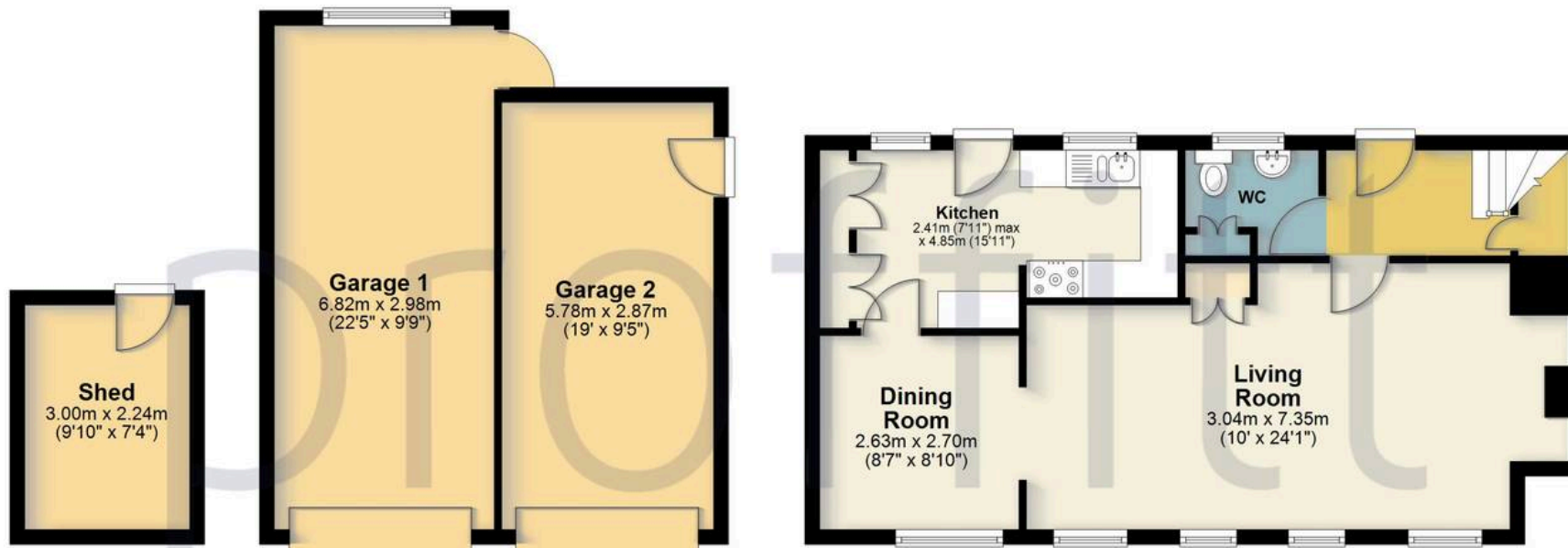






Ground Floor

Approx. 96.0 sq. metres (1033.3 sq. feet)



First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 132.1 sq. metres (1422.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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