

 5 Bedrooms

 3 Bathrooms

 4 Receptions

 Private Garden

 Driveway



Freehold

Council Tax Band:  
G £3,969.00 (2026/2027)

Local Authority:  
Dacorum Borough Council

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Box Lane, Felden, HP3 0DH  
Guide price of £1,350,000

A hugely spacious former chapel near mainline station, sports clubs, and popular walks.

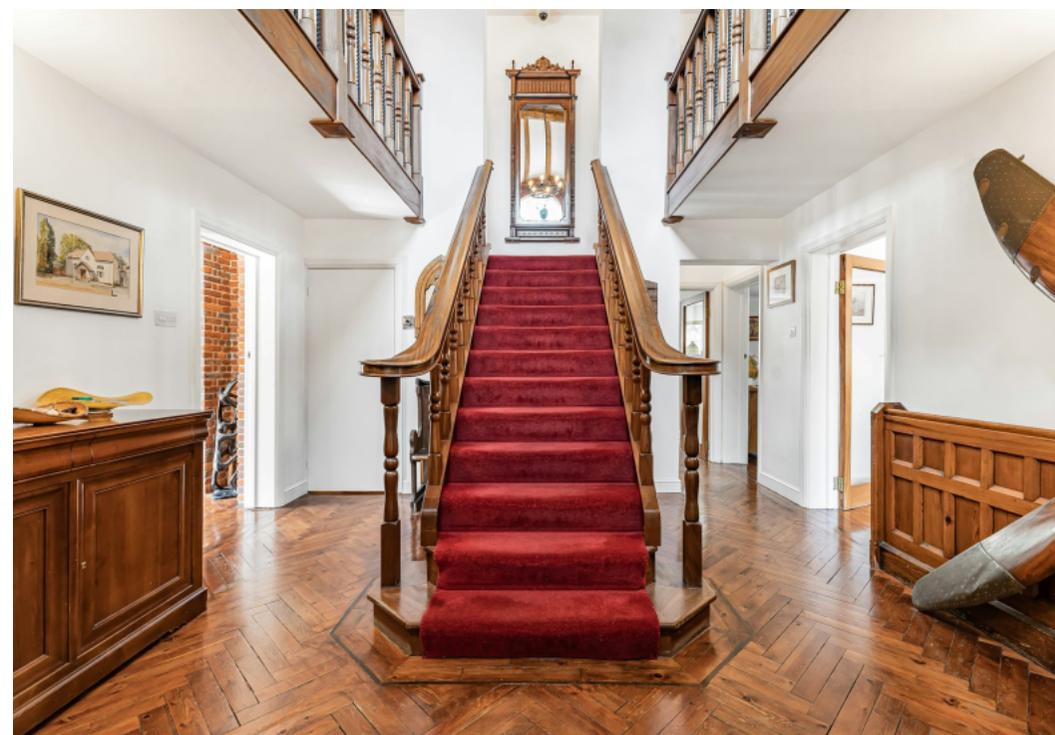
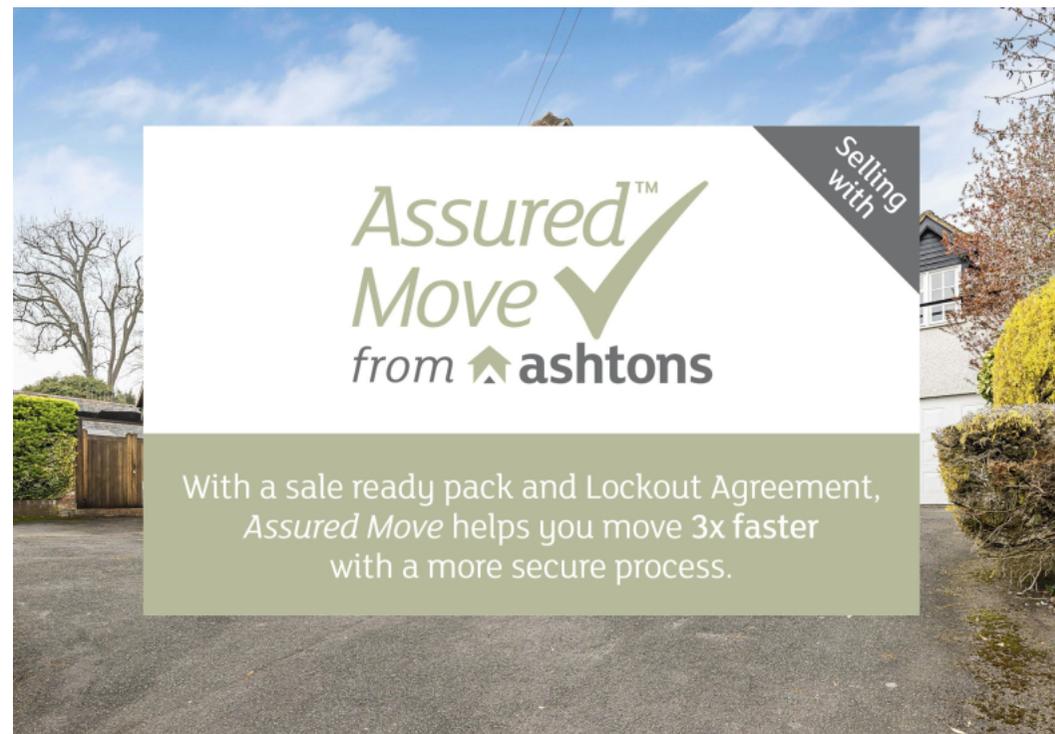
### Description

Steeped in history and reimagined for modern living, this exceptional Grade II Listed former chapel from circa 1690 offers a blend of character, space, and versatility, spanning approximately 3,372 sq ft. Upon entry, a magnificent hall with a vaulted ceiling, circular feature window, and central staircase greets you. The ground floor boasts four versatile reception rooms, including a lounge with French doors opening to the garden. At the heart is a kitchen/family room perfect for living and entertaining, with a utility room. A dining room and games room complete the level. A double garage leads to a fifth bedroom with en suite, suitable for guests or annexe-style living. Upstairs, the principal suite offers a walk-in wardrobe and en suite, while three double bedrooms are served by a shower room. The garden, with a south-westerly aspect, is mainly lawned with trees, a summer house, and driveway access. Close to Hemel Hempstead station and countryside walks, this home offers heritage with contemporary comfort.

### Location

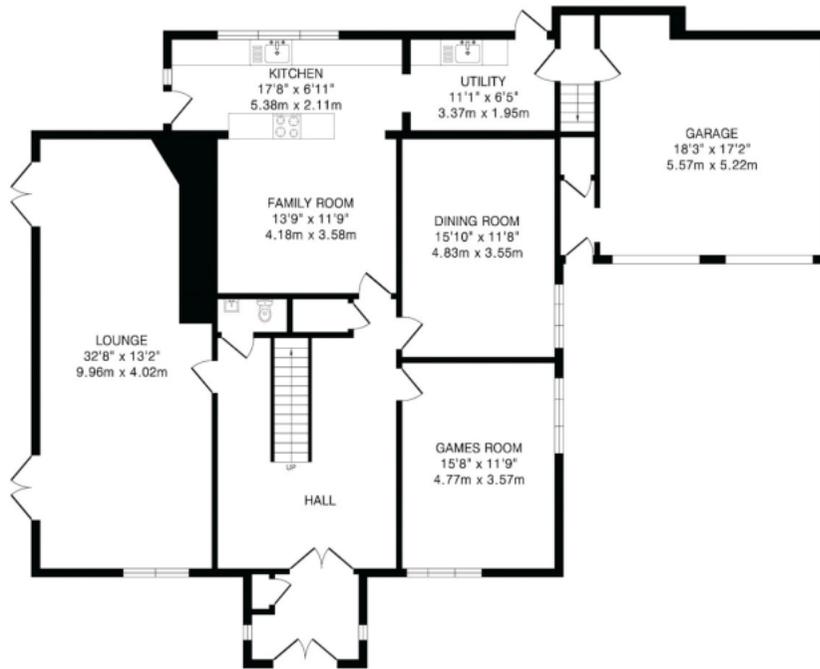
The property is situated within walking distance of Hemel Hempstead station, ideally positioned for easy access to the A41 leading to the M25 (Heathrow approx. 25 miles) and close to the M1 for London and London Luton airport (approx. 14 miles).

Assured move - This property is sold with the benefit of Assured Move from Ashtons Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.





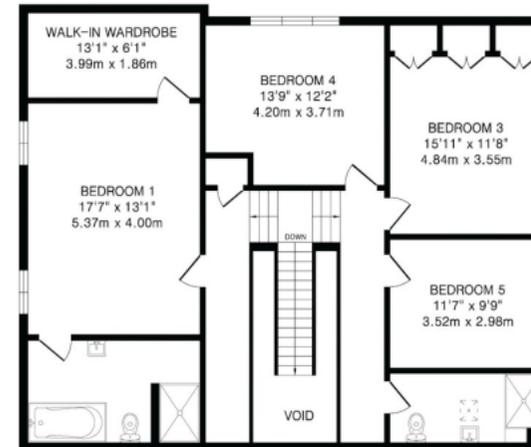




Ground Floor  
1923 sq.ft.(178.6 sq.m)approx.



Above Garage  
263 sq.ft.(24.4 sq.m)approx.



First Floor  
1186 sq.ft.(110.2 sq.m)approx.

TOTAL FLOOR AREA: 3372 sq.ft.(313.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.