







-  5 Bedrooms
-  3 Bathrooms
-  3 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band D

Freehold

Council Tax Band:  
G £3,856.85 (2025/2026)

Local Authority:  
Dacorum





This stunning five bedroom house is located on an exclusive Private Road and offers the rare balance of woods and fields on your doorstep, but with easy access to the mainline station and motorway links.

### Description

This substantial family home is located in an area popular for the proximity of the mainline train station, links to major motorways and country walks. The house itself has a lovely flow, with three large reception rooms and a Tom Howley kitchen with central island, two Neff ovens, Miele freezer, Neff fridge and Bosch dishwasher. There are high, vaulted ceilings, dual aspect windows and skylights. The ground floor also has a shower room, utility room and a separate study. To the first floor are five double bedrooms with the principal bedroom being a particularly spacious and bright room. Bedroom two has an en-suite bathroom and there is a stunning family bathroom with a walk-in shower, freestanding bath and a vanity unit hand wash basin. Externally the house has a large sweeping driveway and lawned area, a double garage and to the rear is a west-facing patio, lawn and a swimming pool with heat pump, which is an amazing entertaining space with a pool house.

### Location

The property is located in a peaceful location within walking distance of the mainline railway station (Euston appx 30 mins). As well as offering good rail links, Box Lane is also ideally positioned for ease of access onto the A41 bypass.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



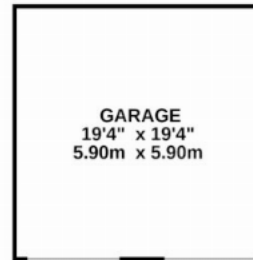
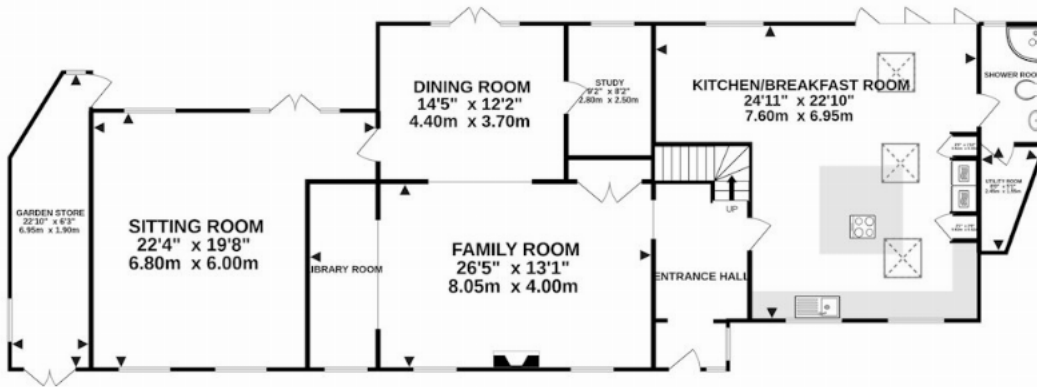




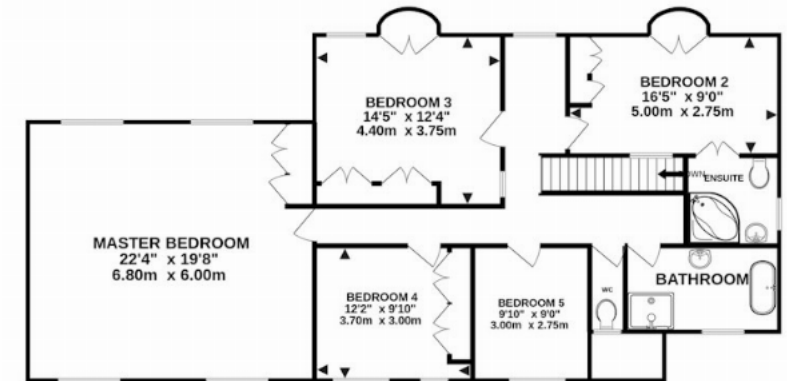




GROUND FLOOR  
2167 sq.ft. (201.3 sq.m.) approx.



1ST FLOOR  
1328 sq.ft. (123.4 sq.m.) approx.



BURY RISE, BOVINGDON HP3 0DN

TOTAL FLOOR AREA : 3495 sq.ft. (324.7 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is 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.