



Castles

BERRYMOOR
Shothanger Way, Bovingdon, Hemel Hempstead HP3 0DW

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£1,700,000
(Freehold)

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Berrymoor is a substantial five-bedroom detached home that combines timeless design with exceptional space and tranquillity.



Set on an elevated plot at the top of Shothanger Way, this handsome residence enjoys beautiful, far-reaching southerly views over open countryside with fields to the front and rear of the property, and a sun-drenched south-facing garden—offering a rare blend of privacy, outlook, and prime village living.

From the moment you arrive, there is a sense of calm and quality. The carriage driveway opens to a generous frontage and a garage, with mature planting adding privacy and charm. Step inside and you are welcomed by a spacious hallway that leads into a collection of beautifully proportioned living spaces. The layout flows effortlessly, offering a large formal living room with garden views, a second reception room, a versatile study—ideal for working from home, and a guest bedroom with en-suite. At the heart of the home is the large open plan kitchen and orangery, flooded with light from the roof lantern with doors opening onto the garden patio.

Upstairs, the home continues to impress. The principal bedroom is a true retreat, complete with a private dressing area and en-suite bathroom. Three further bedrooms provide ample room for family, guests, or hobbies, all served by a large family bathroom. The 'Tower' bedroom accommodation would make an excellent living space for a teenager, accessed by a feature spiral staircase.

Specifications

- 5 BEDROOMS
- MULTIPLE RECEPTION ROOMS
- SOUTH-FACING REAR GARDEN
- OPEN VIEWS
- CARRIAGE DRIVEWAY
- GARAGE
- ELEVATED POSITION
- PRIME LOCATION
- STUNNINGLY PRESENTED THROUGHOUT

The standout feature is the garden. Facing directly south, with a narrow belt of ancient woodland crossing the top of the garden, it's a wonderfully private and beautifully maintained space with lush lawns, mature borders, and open skies. Whether you're relaxing on the terrace, entertaining friends, or simply enjoying the view, this is a garden that captures sunlight all day and invites you to slow down and breathe.

Berrymoor's location is just as appealing as its accommodation. Shothanger Way is a quiet cul-de-sac just a short stroll from Bovingdon village centre, with its popular cafés, independent shops, and friendly community. Outstanding schools, green open spaces, and excellent transport links to London - the Mainline Station being 1.2 miles away, with journey times into London of less than 30 minutes - are all within easy reach.







A little about the corner of the world we call home...

Nestled on the fringes of the charming Chiltern Hills, Bovingdon offers a vibrant Village Centre with a range of shopping facilities and amenities. The village is home to the esteemed Village Academy School, renowned for its excellence in education. Adding to its allure is the picturesque Village Green, adorned with a serene pond and a lively cricket club.

Bovingdon is an ideal location for commuters, thanks to its proximity to the M25/A41, providing easy access to major roadways. Additionally, the mainline train station from Hemel Hempstead offers swift journeys into London Euston in under 30 minutes. For those preferring the Metropolitan line, convenient access can be found with a short drive from either Rickmansworth or Chalfont St Giles.

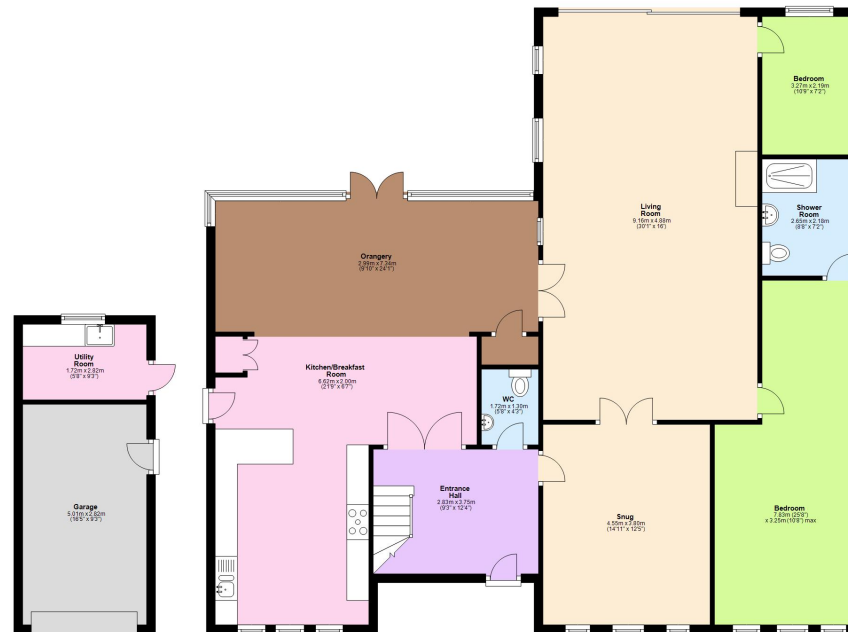
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

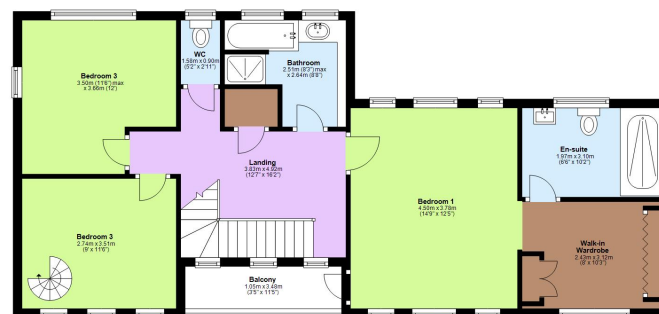
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: G
EPC Rating: C

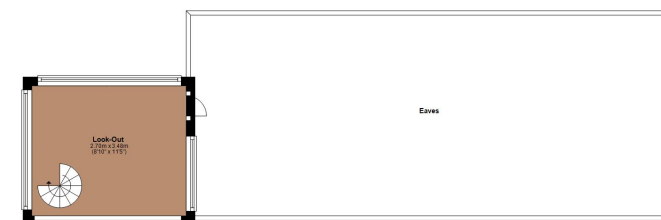
Ground Floor
Approx. 185.6 sq. metres (1997.8 sq. feet)



First Floor
Approx. 75.4 sq. metres (811.4 sq. feet)



Second Floor
Approx. 9.4 sq. metres (101.0 sq. feet)



Total area: approx. 270.4 sq. metres (2910.2 sq. feet)

Berkhamsted
01442 865252

Eaton Bray
01525 220605

Borehamwood
020 8953 2112

Hertford
01992 501511

Boxmoor
01442 233345

Kings Langley
01923 936900

Bushey
020 8950 2551

Radlett
01923 537111



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