

Mulburries

Hempstead Road , Bovington, HP3 0DS

Guide price £2,250,000



## Hempstead Road, Bovingdon, HP3 0DS

- Indoor Heated Swimming Pool
- Six Bedrooms
- Four Bathrooms
- 5.5 - 7 Acres of land TBC
- Beautiful Woodlands
- Carriage Driveway
- Triple Garage
- Circa 8000Sq Ft



Having been in the family for over four decades and undergone extensions, renovations and having experienced a great deal of love from the family who occupy the home currently, this wonderful property is being marketed for the first time in some fifty years. It offers a truly rare opportunity to acquire an individual home like no other in the area, covering circa 8000sq ft, spread beautifully over two floors.



The home itself has been lovingly looked after and offers an abundance of space throughout, presenting you with high ceilings, characterful additions and sizeable rooms from front to back. From the moment you enter the large entrance porch and venture through to the grand entrance hall, you are met with a homely feel that has been established over the years during the tenure of the current owners.

The accommodation comprises six bedrooms, four bathrooms, a cosy sitting room, second reception space, additional library/study area, eat in kitchen, breakfast room and formal dining room, to name but a few. As you venture towards the rear of the home, the property seems to expand endlessly with meticulous attention to detail being instated over the years whilst undergoing the incredible extension.



The hub of the home and the perfect environment for family parties begins here, with an enormous entertainment room with snooker table, exercise space and bi-fold doors that lead to the BBQ area that offer an extension of the home itself when opened. You also no problem with 'closing time at Hill House, with the property posing its very own fully fitted bar area that extends into the entertainment room and adds to the character and overall feel of this fantastic family home. As if being your own landlord wasn't enough, continuing through the snooker room, you find yourself in the pool room, where you are met with a heated 36ft indoor swimming pool, with an 8ft 6 deep end, diving board & slides for the family. A sunken Jacuzzi and changing room complete the set up.



### External Gardens

### Area Guide



## Floor Plan



## Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)

## Area Map



## Energy Efficiency Graph

