Water Lane, Bovingdon, HP3 | Freehold

3 Bedrooms | 2 Bath/Shower Rooms | 3 Reception Rooms | Driveway | 4.8 Acres

EPC Band E | Council Band: G - £4,072.25 2026/27 | Dacorum Borough Council

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The Collection

TOWN | COUNTRY | EQUESTRIAN

Water Lane, Bovingdon

Charming Grade II listed cottage set in 4.8 acres with spacious interiors, stables, paddocks, detached studio, annex and beautiful gardens in a peaceful village.

- Grade II Listed Cottage
- Detached Annex
- Paddock & Stabling
- 4.8 Acres of Land
- Separate Studio
- Cellar Storage
- Beautiful Gardens

Description

Nestled on a quiet country lane in the sought-after village of Bovingdon, The Acorn is a charming Grade II listed cottage set behind electric gates with a generous driveway and EV charging point in the garage. Offering approximately 4.8 acres of beautifully landscaped gardens, maintained by a gardener, and adjoining paddocks, this characterful home offers spacious and versatile living throughout.

The ground floor includes a welcoming double reception room with a striking inglenook fireplace and log burner, opening directly onto the garden via patio doors. There is a formal dining room and a separate breakfast room. The kitchen has been stylishly refurbished and links to a spacious utility room via a glass walkway. The ground floor also benefits from a cloakroom and a cellar for additional storage.

Upstairs are three well-proportioned bedrooms and two bathrooms, including a principal suite with triple-aspect views and a vaulted-ceiling bedroom.

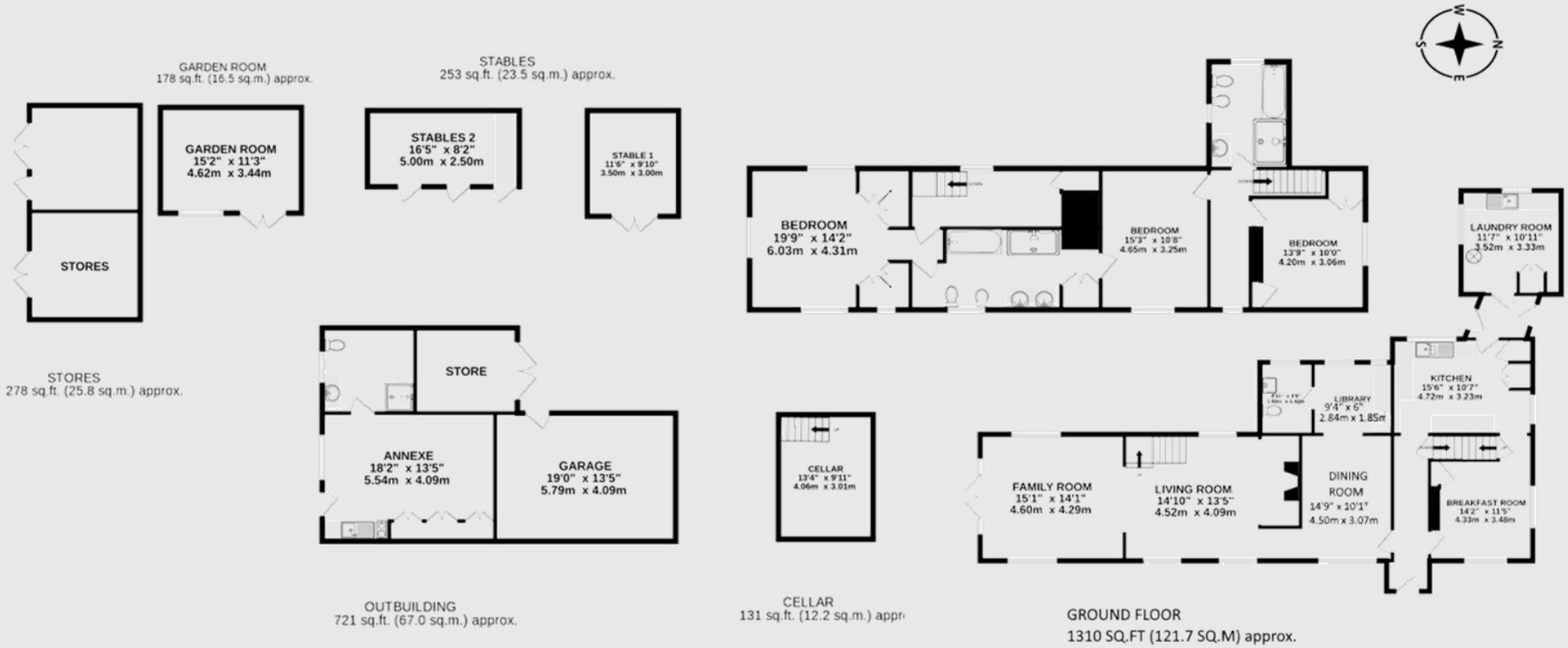
A detached outbuilding offers a garage, workshop/store, and a self-contained annexe with kitchenette and bathroom, ideal for use as a granny flat or home office.

Additional amenities include a barn building comprising one stable and two store areas, a detached garden room/office with an adjoining store, and a separate block of three stables with a tack room.

Location

Bovingdon is a delightful village with a charming rural atmosphere, situated in Hertfordshire and conveniently close to the larger towns of Berkhamsted and Hemel Hempstead. The village offers a variety of local amenities, including traditional pubs, shops, and a selection of independent businesses, all close to a picturesque village green. Surrounded by beautiful countryside, Bovingdon provides ample opportunities for outdoor exploration and leisure. The area also benefits from an excellent choice of schools, both state and independent, catering to a range of educational needs.

For commuters, nearby railway stations in Hemel Hempstead (offering a frequent service to London Euston, with journey times from 30 minutes) and Chesham (served by the Metropolitan Line) provide convenient access to London.



TOTAL FLOOR AREA : 3743 sq.ft. (347.7 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:

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