



Box Lane, Felden, HP3 | Freehold

 5 Bedrooms  5 Bath/Shower Rooms  2 Reception Rooms  Driveway and Garage  Landscaped Gardens

 EPC Band B  Council Band: H – £4,542.04 2025/2026  Dacorum Borough Council

ashtons.co.uk

The
Collection
TOWN | COUNTRY | EQUESTRIAN

Box Lane, Felden, HP3

A stunning architect designed contemporary home set in a secluded plot in a highly desirable location.

- ➔ Stunning contemporary designed new home
- ➔ Superb modern interiors with large picture windows
- ➔ Extraordinary and dramatic vaulted reception room
- ➔ Luxury fully fitted kitchen with integrated appliances
- ➔ Five bedrooms with ensuite facilities
- ➔ Elevated second reception room with private terrace
- ➔ Large, fitted utility, storage and plant room

Description

Lawns is an exceptional contemporary residence that blends striking architectural design with luxurious family living. Occupying approximately 0.43 acres and extending to over 4,500 sq ft, this beautifully crafted five-bedroom home offers an impressive balance of style, comfort, and functionality.

Approached via secure electric gates, the property opens to an expansive driveway with ample parking and a detached garage. The landscaped grounds have been thoughtfully designed to complement the home's modern aesthetic, with generous terraces and lawned areas providing wonderful spaces for outdoor dining, relaxation, and entertaining.

Inside, the home immediately impresses with its light-filled entrance hall and striking floating staircase, setting the tone for the refined interiors beyond. The layout has been carefully considered to maximise space and natural light, with seamless open-plan living areas ideal for both everyday family life and hosting guests. A spectacular vaulted living, dining, and kitchen space forms the heart of the home, featuring expansive glazing and direct access to a private terrace.

The bespoke kitchen is fitted with high-quality integrated appliances and elegant finishes, offering both style and practicality. Throughout the property, high specification materials and thoughtful design details create a cohesive and sophisticated atmosphere.

The accommodation comprises five generous bedrooms, each benefiting from its own ensuite bathroom, ensuring privacy and comfort for family members and guests alike. The flexible layout also allows for additional reception or leisure spaces, making the property well suited to modern multi-generational living.

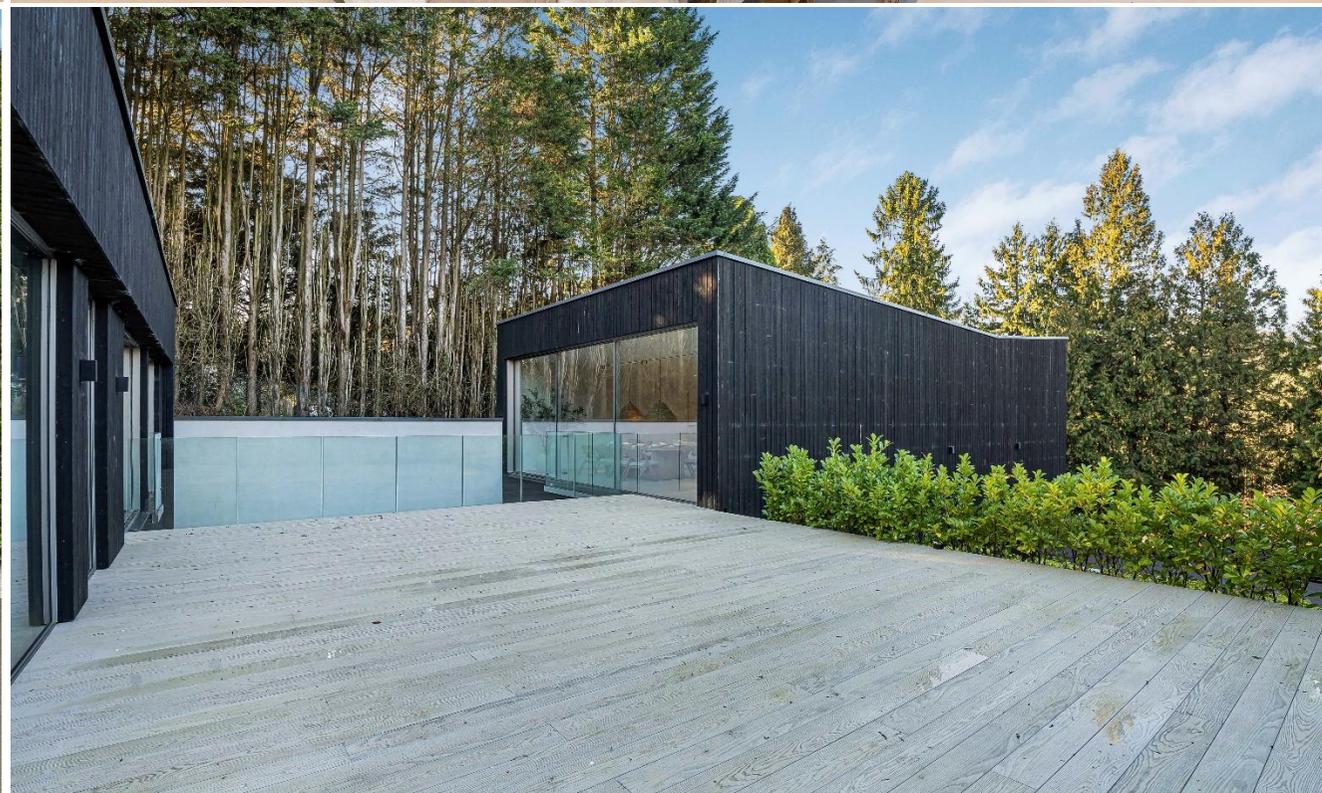
Externally, the landscaped gardens provide a tranquil and private environment, with elevated views across the surrounding greenery. Decked terraces, courtyard and lawned areas offer perfect spots for alfresco dining or relaxing during warmer months.



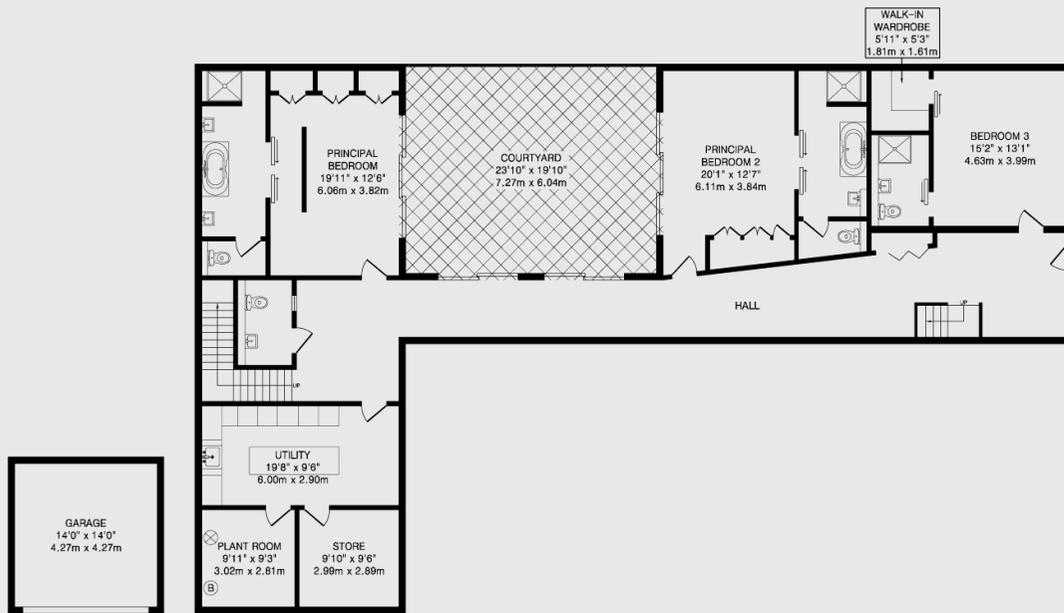
Location

Lawns enjoys a convenient location less than a mile from Hemel Hempstead mainline station, offering fast and regular services to London Euston in approximately 30 minutes. The nearby market town of Berkhamsted provides a charming selection of boutiques, restaurants, and cafés, while excellent schools, countryside walks, and transport links are all easily accessible.



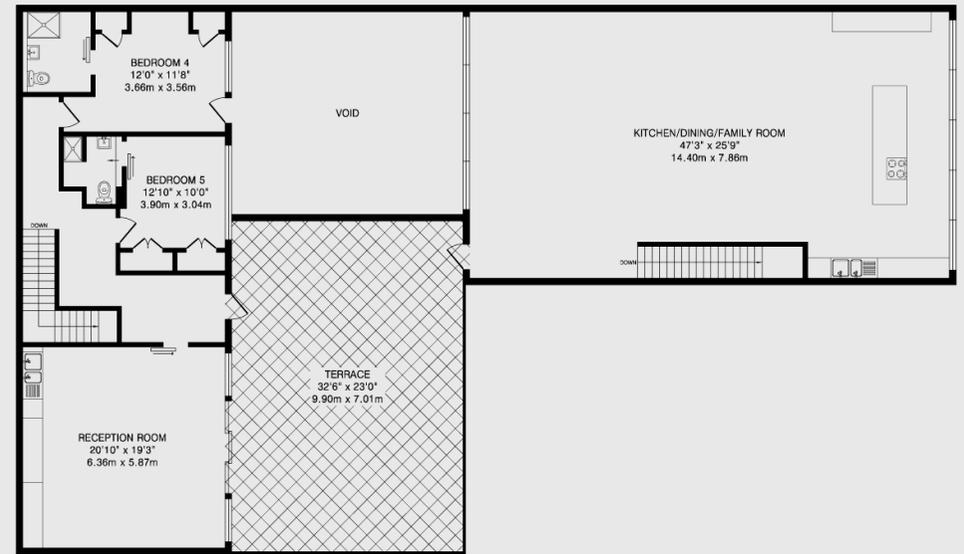






Garage
196 sq.ft. (18.2 sq.m) approx.

Ground Floor
2197 sq.ft. (204.1 sq.m) approx.



First Floor
2274 sq.ft. (211.2 sq.m) approx.

TOTAL FLOOR AREA: 4667 sq.ft. (433.5 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 2021 equated to £48.36 per referral.

Contact one of our property experts today:

📞 01442 862533 ✉ thecollection@ashtons.co.uk 🌐 ashtons.co.uk/the-collection

Berkhamsted | Harpenden | Hitchin | Redbourn | St Albans | Welwyn Garden City