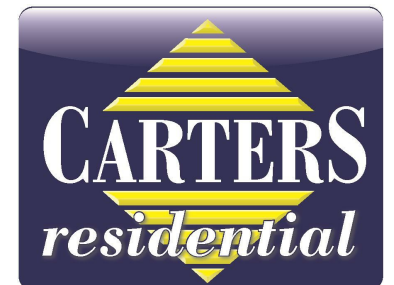




Chipperfield Road, Bovingdon, HP3 0JW





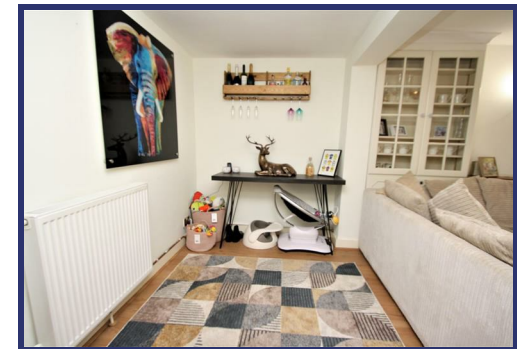
**Primrose Cottage**  
**44 Chipperfield Road**  
**Bovingdon**  
**Hertfordshire**  
**HP3 0JW**

## **Guide Price £450,000**

**Carters are delighted to offer to the market this STUNNING TWO BEDROOM 18TH CENTURY GRADE II LISTED COTTAGE set in a picturesque position on the edge of the highly desirable village of Bovingdon. The village has a fine range of amenities to include shops, a library, churches, restaurants, pubs and well regarded schools.**

In brief the ground floor accommodation comprises; entrance hall, LOUNGE/DINER WITH OPEN FIREPLACE, kitchen with built-in oven, hob, some integrated appliances, and a CONSERVATORY. The first floor comprises; PRINCIPLE BEDROOM OVERLOOKING THE MATURE REAR GARDEN, bedroom two and family bathroom. The property benefits from a front garden and an 85ft SOUTHERLY FACING REAR GARDEN. The GARAGE is situated to the rear. Booking for a viewing at your earliest convenience is highly recommended as demand is expected to be high. EPC rating E.

- Charming Village Location
- 18th Century Grade II Listed Cottage
- Lounge/Diner With Feature Open Fireplace
- Well Presented
- Two Good Size Bedrooms
- Conservatory
- Approx 85FT South Facing Rear Garden
- Garage
- Internal Viewing Highly Recommended
- EPC Rating E







### Entrance Hall

Enter via a hardwood door into the entrance hall. Glazed door to the lounge/diner. Patterned tiled flooring. Fitted storage unit. Spotlights to ceiling.

### Lounge/Diner

Stairs rising to the first floor. Two glazed French doors to the conservatory. Feature brick-built chimney breast with an open fire. Three radiators. Fitted glass display unit with shelves. Understairs storage recess. Laminate wood flooring. Doorway to the kitchen. Exposed oak beam to the ceiling.

### Kitchen

Light leaded glazed window to the front aspect. The kitchen is fitted in a range of units to wall and base levels with granite worksurfaces over and an inset one and a half bowl sink with a granite drainer. Built-in Bosch double oven and gas hob with a brick surround extractor hood over. Integrated slim-line dishwasher and microwave. Space for a fridge/freezer. Plumbing for a washing machine. Tiled to splashback areas. Ceramic tiled flooring. Spotlights to the ceiling.

### Conservatory

Brick base and glazed construction. Glazed French doors to the rear garden. Vertical panelled radiator. Further radiator. High level windows. Glass roof with blinds. Laminate wood flooring.

### First Floor Landing

Double glazed Velux skylight window. Two doors to the loft storage area. Doors to all rooms.

### Bedroom One

Two glazed windows overlooking the rear garden. Built-in wardrobes. Radiator. T.V. point. Access to the loft via a ladder (please note the loft is fitted with storage cupboards).

### Bedroom Two

Light leaded glazed window to the front aspect. Fitted cupboards. Radiator. Shelving recess.

### Bathroom

White suite with Victorian style fittings comprising low level w.c., wood panel bath with shower over and a pedestal mounted wash hand basin. Heated towel rail. Door to the airing cupboard. Tiled walls to three quarter height. Ceramic tiled flooring. Velux double glazed skylight window. Spotlights to the ceiling.

### Gardens

#### Front Garden

Mainly laid to lawn with mature planted borders. Stepping stones lead to the front door. Enclosed by a small brick retaining wall.

#### Rear Garden

Mature and well stocked southerly facing garden

measuring approximately 85 feet in length. Block paved patio area with steps leading up to an area of lawn. Path leading to the foot of the garden. Various plants and mature trees. Pergola. Cast iron gate leading to the rear access and garage

### Garage

Accessed via a right of way over the neighbour's grounds at number 50. Two wooden side-hinged doors. Power and light connected.

### Agents Note

Please note the vendor of this property is a relative of a director of Carters Estate Agents.

### Location

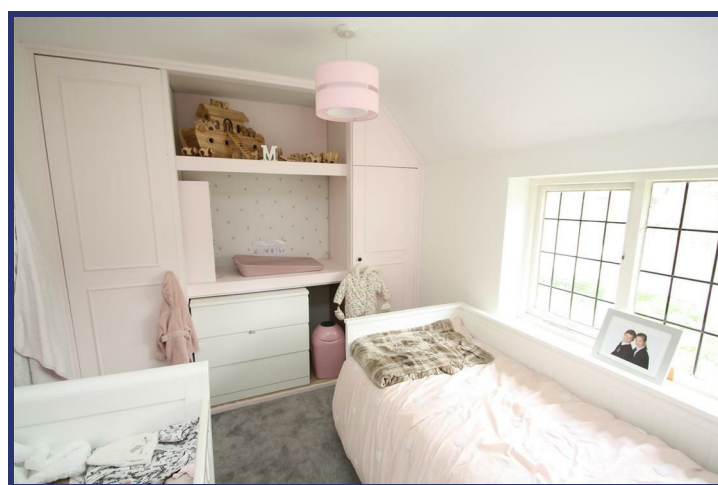
Bovingdon is a charming village with a great range of amenities to include shops, a library, churches, restaurants, pubs, a nursery, a doctor's and a dentist's surgery as well as infant and junior schools. Slightly further afield the towns of Hemel Hempstead, Berkhamstead and Watford all offer more comprehensive shopping facilities if required. For commuters main line to London/Euston is around 36 minutes using the fast train from Hemel Hempstead station. The A41 leads to the M25 providing access to the national motorway network and airports.

For leisure and hobbies there is an array of sporting activities available including several golf courses, Bovingdon's own Cricket Club plenty of areas for dog walking, cycling and horse riding. Champneys health resort in Tring and the exclusive Grove Country Club in Watford are relatively close by and offer exercise facilities, relaxation and spa therapies. Schooling is hugely important and the area has a fine number of private and state schools, including Berkhamsted and Watford Grammar schools.

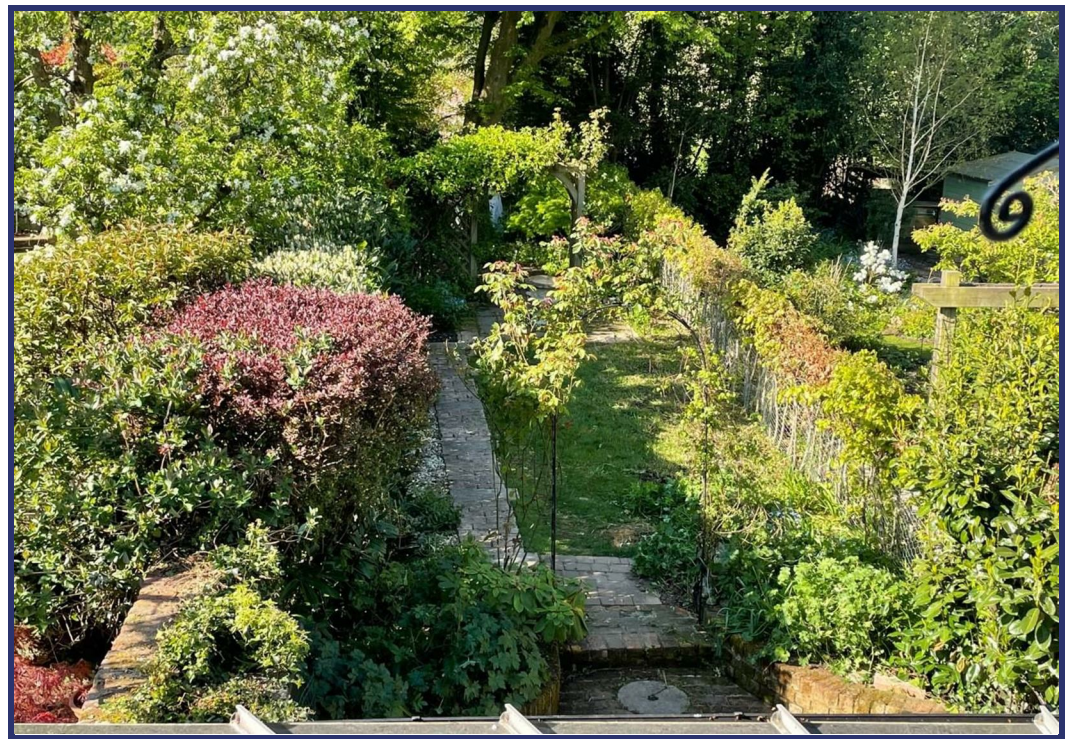
### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

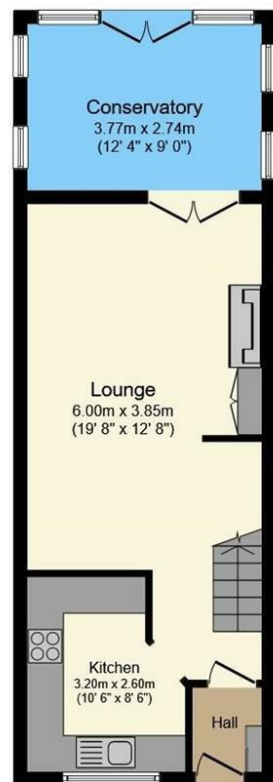




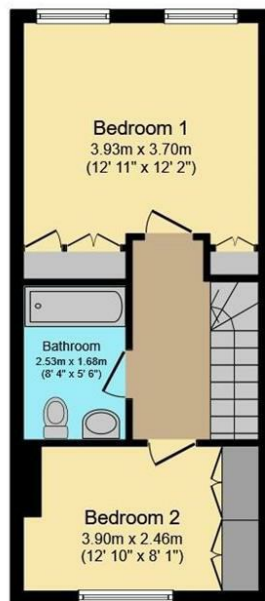








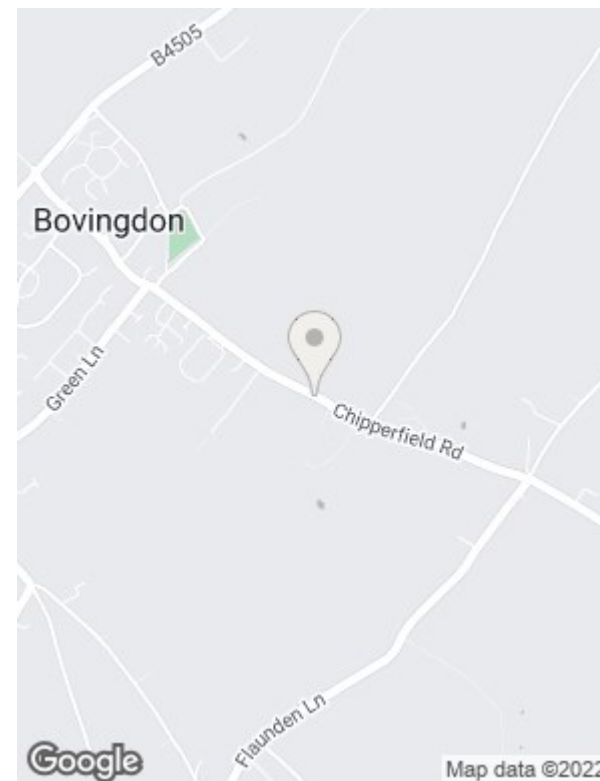
**Ground Floor**



**First Floor**

Total floor area 83.0 sq. m. (893 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

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