



Phoenix, Flaunden Lane  
Bovingdon



## Offers In Excess Of £2,850,000

A stunning six bedroom detached village residence with detached studio complex

entrance hall | living room | dining room | snug | kitchen/breakfast room | utility | WC | first floor gallery landing | principal bedroom with ensuite shower | five further bedrooms | family bathroom | front & rear gardens | double garage & driveway parking | detached studios/ kitchenette/ WC | paddock | stable block





Phoenix truly is a unique and exceptional residence, offering everything you need to experience the ultimate luxury lifestyle.

This charming property provides a total of 4,911 sq ft to include the 1,100 sq ft studio space, is set within a private and mature 1.6 acre plot and boasts a picturesque paddock and stables.

Pass through the electric gates along the extensive driveway that leads to this impressive home set back 120ft from the road, where privacy and seclusion are assured. The property benefits from an expansive parking area and garaging, capable of accommodating 10+ vehicles.

Step inside the home's delightful interiors where luxury living and elegance meet. Characterful living and dining rooms feature cosy fireplaces, perfect for those chilly evenings. Offering versatility, a separate snug could, if desired, serve as a study or play room. The spacious kitchen/breakfast room enjoys access to the terrace via french doors, perfect for indoor/outdoor entertaining. Classic kitchen cabinetry comes with a range cooker and integrated fridge and dishwasher. A useful utility and a WC complete the ground floor accommodation.

On the first floor, you'll find an impressive principal bedroom with a walk-in wardrobe and ensuite shower room. A further five bedrooms are served by the elegant family bathroom.

Outside, the property enjoys stunning landscaped gardens with a southeasterly aspect and is framed with mature trees, colourful borders, and sweeping lawns, while the paddock comes with stables that are perfect for equestrian enthusiasts.

#### Detached studio complex

A fabulous self-contained studio spanning 1,100 sq ft provides the perfect space for working from home or running a small business.

The studio space features gas fired heating to radiators, ample power points, kitchenette, WC and vehicular access.

Notably, both the house and the studio benefit from having three-phase power installed, which comes in handy for those who require higher power. Plus, the house has been wired to host a generator that is wired to a small out-building. This feature enables a generator to power the entire house directly.



#### Services

Gas fired boiler serving domestic hot water and heating. Mains water and electricity. Septic tank. Council tax band G (Dacorum).

#### Situation

Phoenix provides a semi-rural setting that exudes privacy and tranquillity. The home is conveniently located near Bovingdon village, which offers a wide range of amenities, including a school, library, doctor, and dentist, pubs, and cafes. Nearby Abbot's Hill, Westbrook Hay, and Berkhamsted School offer independent schooling. Excellent transport links are offered by the M1 and M25, and the mainline station at Hemel Hempstead.

Phoenix truly is unique. Don't miss out on this rare chance to own a magnificent property situated in one of Bovingdon's most prestigious locations.



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