



LAWNS

Box Lane, Hemel Hempstead, Hertfordshire, HP3 0DJ



AN EXCEPTIONAL CONTEMPORARY HOME

Lawns is an exceptional contemporary home offering almost 4,500 sq ft of beautifully designed accommodation and striking architectural features in a private setting.

			EPC
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Local Authority: Dacorum Borough Council

Council Tax band: H

Tenure: Freehold

Services: Mains electricity, water and drainage

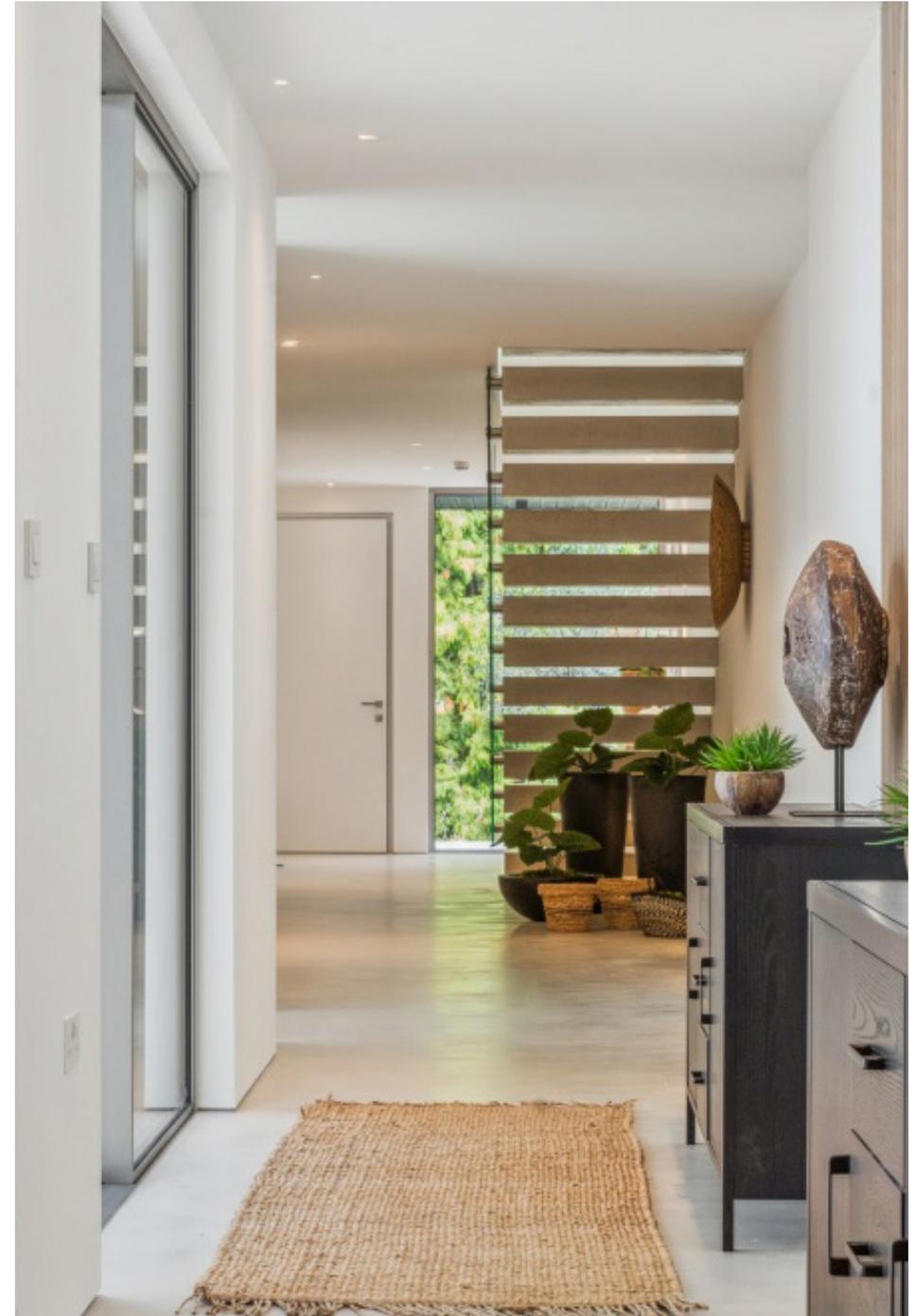
Directions: What 3 Words - [paths.zone.stews](https://www.what3words.com/paths.zone.stews)



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Recently constructed to an impeccable standard this outstanding contemporary home is arranged over two levels and showcases a harmonious blend of style, functionality and high craftsmanship.

The interiors are thoughtfully curated with generous, light-filled rooms finished in a neutral, modern palette. Notable specification details include Eco Porcelainic microcement flooring, full-height Italian Garofoli doors with flush handles and sophisticated Lutron lighting which serves the main living areas and outdoor spaces.







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Upon entering you are greeted by a dramatic hallway that sets the tone for the home's contemporary style. A floating staircase leads to the first floor where the centrepiece of the home is a hugely impressive dual-aspect, open-plan kitchen, living and dining area. The bespoke Veneta Cucine kitchen is equipped with Miele appliances, a Quooker tap and Italian stone worktops while expansive glazing and sliding doors flood the space with natural light. These doors open onto a terrace - ideal for entertaining and al fresco dining - which seamlessly connects to a stylish secondary reception room featuring a bespoke boutique bar. Two beautifully appointed en-suite bedrooms complete the upper level.

The lower level offers exceptional versatility, currently configured with three further en-suite bedrooms, a utility room, plant room and large storage room. A striking courtyard enhances natural light and creates a unique architectural feature, linking two of the bedrooms.

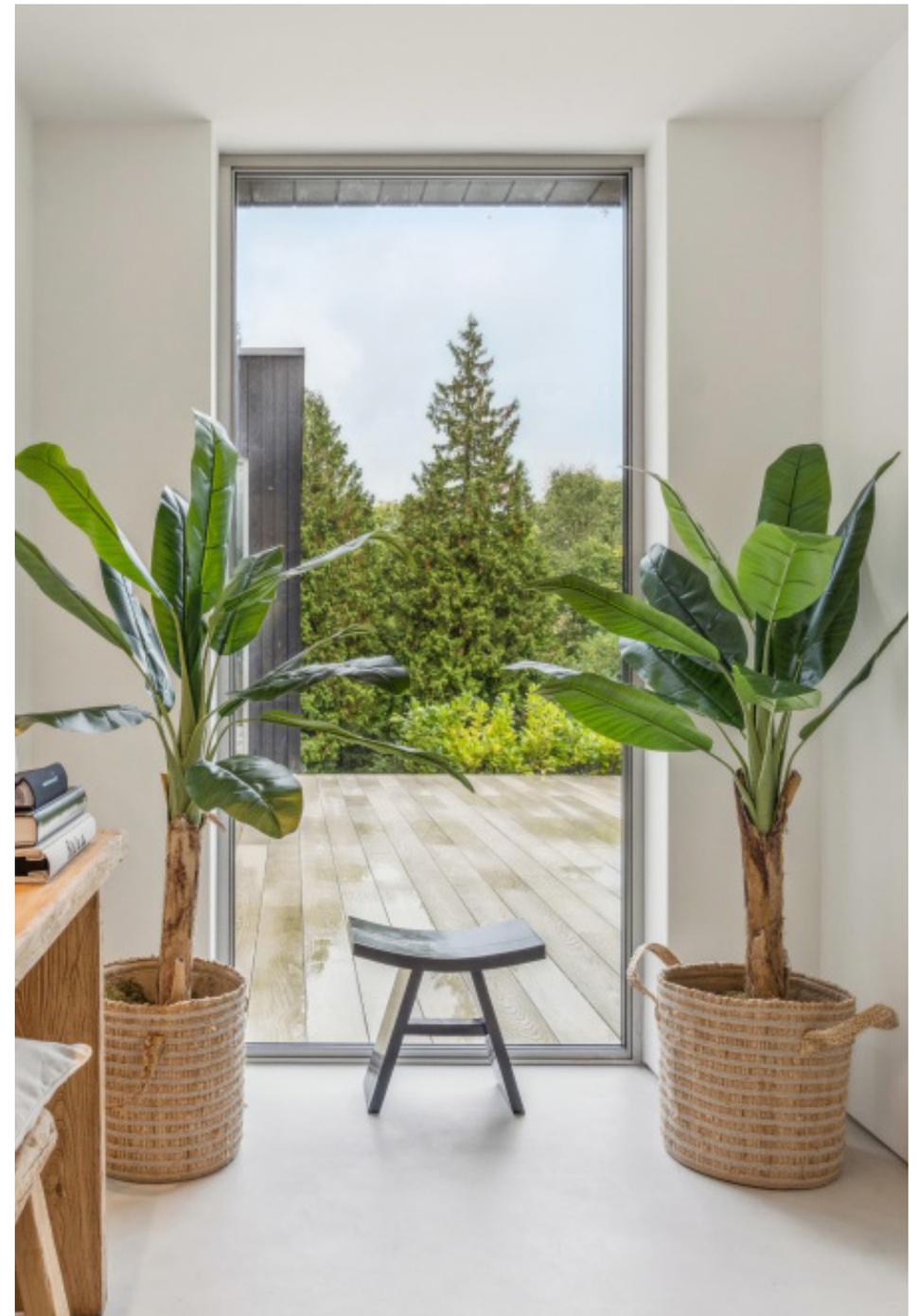
With its flexible layout, high quality finishes and attention to detail throughout, Lawns is a home that can be tailored to suit a variety of lifestyles .



GARDENS AND GROUNDS

Lawns enjoys a raised, private and discreet position in a plot of approximately 0.42 acres set back from the road behind a sliding electric gate. To the front of the property is a large driveway parking area complemented by a detached garage and to the rear of the property is an elevated lawned garden area with lovely country views.

Lawns enjoys a convenient position nearby to the village of Bovington. The village offers a variety of local amenities, including pubs, shops and a selection of independent businesses. More extensive shopping, restaurants and amenities can be found nearby in Hemel Hempstead and the beautiful market town of Berkhamsted. Hemel Hempstead train station is approximately 1.2 miles away which provides a rail service to London Euston. By road, the A41, M25 (J20) and M1 (J8) are all within convenient reach. The wider area is home to a range of schooling for all ages including independent schools such as Berkhamsted School and Westbrook Hay.





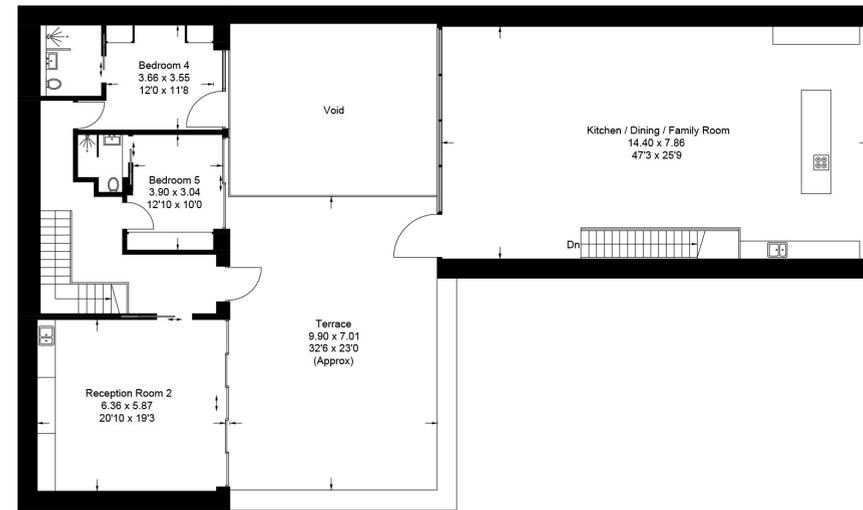


Approximate Gross Internal Area
 Ground Floor = 205.1 sq m / 2,208 sq ft
 First Floor = 209.6 sq m / 2,256 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 432.8 sq m / 4,659 sq ft
 (Excluding Void)



Ground Floor

(Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We would be delighted
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