



## CLOVA




Bushfield Road, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0DR





# A SUBSTANTIAL, SIX BEDROOM FAMILY HOME SITUATED IN A PRIVATE ROAD, WITH DELIGHTFUL RURAL VIEWS.

Clova is a handsome family home situated in a quiet, tree lined private road.

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Local authority: Dacorum Borough Council  
Council Tax Band: G  
Services: Mains water, electricity, gas and drainage.  
Tenure: Freehold





## LOCATION

Set in a peaceful, private road Clova is a short walk from Bovington with local shops and pubs. For more extensive shopping the centres of Watford, Hemel Hempstead and Berkhamsted are close at hand.

Hemel Hempstead station is approximately 1.8 miles and offers a fast service to either London Euston or Birmingham. The M1 and M25 are both approximately 10 minutes drive. (All distances and times are approximate)





## CLOVA

Clova is a handsome family home situated in a quiet, tree lined private road. Clova is approached from the lane across a gravelled driveway leading to the double garage and front door. The spacious entrance hall, with wood flooring and stairs rising to the first floor, provides access to all of the lovely ground floor rooms. The layout is as on the enclosed floor plans but, of particular note, is the wonderful drawing room with a large inglenook fireplace and views over both the front and rear gardens. The sitting room and study are both generously proportioned with the fully fitted kitchen centred around the cream Aga with oak units and granite work surfaces, as well as integrated appliances- forming the hub of the house. The first floor offers the principal bedroom with built in wardrobes and a large en suite bathroom. On this floor there are three further bedrooms and a family bathroom. The second floor comprises two more double bedrooms and another bathroom.





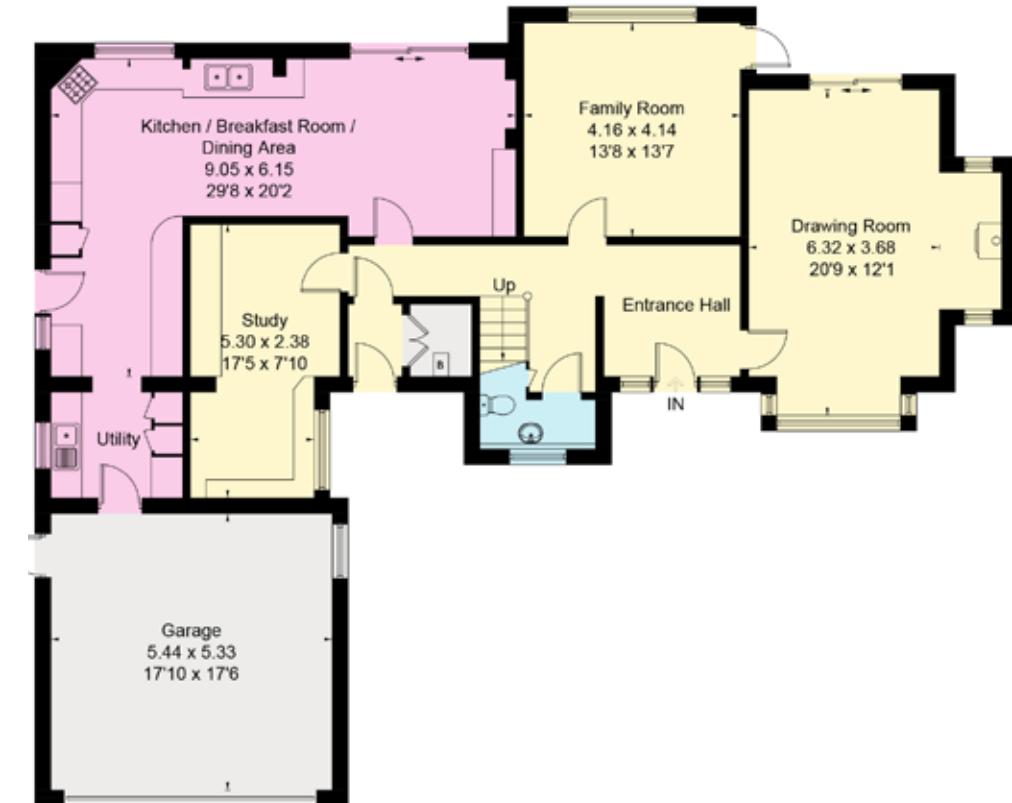
## GARDENS & GROUNDS

The gardens are an undoubted feature of the property and have been designed to be low maintenance. To the front, the gardens are laid mainly to lawn and are interspersed with rose planted flower beds. There is a generous gravelled driveway with a path leading to the front door; the whole is screened by mature and well tended hedging. To the rear there is a paved patio immediately adjacent to the house with a raised koi pond. Beyond, there are level lawns with further beds, specimen trees and shrubs. There is the added benefit of an insulated timber office room with windows to three sides, wood effect flooring, power and light.

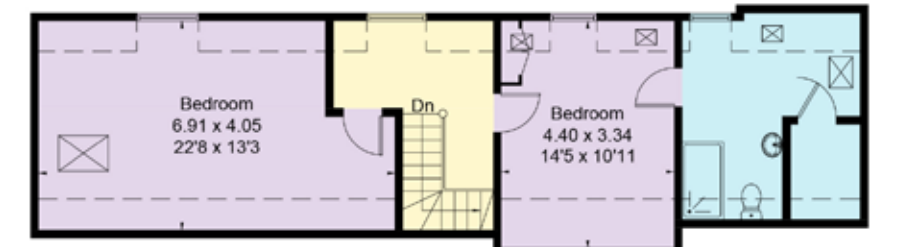




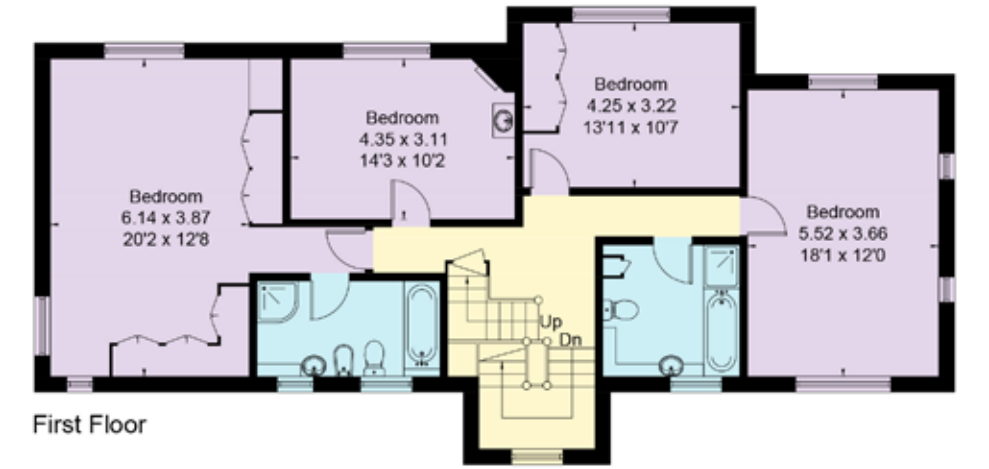
□ - Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area  
Ground Floor: 158.0 sqm / 1701 sq ft (Including Garage)  
First Floor: 109.6 sqm / 1180 sq ft  
Second Floor: 65.2 sqm / 702 sq ft  
Total: 332.8 sqm / 3583 sq ft  
Including Limited Use Area (16.2 sq m / 174 sq ft)

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.



We would be delighted  
to tell you more.

**William Furniss**  
01494 675368  
william.furniss@knightfrank.com

**Knight Frank Bucks & Herts**  
St Mary's Court  
Amersham, HP7 0UT

**Max Warby**  
01494 689263  
max.warby@knightfrank.com

**Knight Frank Bucks & Herts**  
St Mary's Court  
Amersham, HP7 0UT

knightfrank.co.uk

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