



Barncroft Road | Berkhamsted | HP4 3NL  
Offers In Excess Of £2,100,000



An exceptional detached residence offering over 3,800 square feet of stylish accommodation, situated in a leafy side road in this premier residential area of the town.

Built 15 years ago, this stunning family home offers spacious, contemporary living over three floors.

Stepping inside, you're greeted by an impressive hallway with atrium. At the heart of the home is a modern open-plan kitchen and breakfast room featuring premium appliances, with generous space for informal meals or family time. Bifold doors create a seamless flow to the garden. The adjoining utility room is a useful addition for busy family life. Reception space continues with a large living room featuring a recessed TV and integrated entertainment system, along with dual-aspect windows and bifolds that open to the garden. There is a separate dining room for more formal occasions. Ground floor accommodation is completed by a study, cloaks cupboard, and a handy WC.

Upstairs features five double bedrooms, each with fitted wardrobes. Two of the bedrooms enjoy the privacy of their own luxury ensuites, while the remaining three are served by the modern family bathroom. On the second floor, a large landing area leads to a further ensuite bedroom, beautifully finished with custom fitted wardrobes and furniture by the acclaimed Neville Johnson. The first and second floor rooms enjoy magnificent views over the neighbouring school fields.

### Outside

The beautifully landscaped rear garden is thoughtfully designed for easy upkeep, and offers an ideal setting for both entertaining and relaxing. It features two terraces, an ornamental pond and raised beds, and is professionally planted with a unique selection of flora to ensure year-round visual appeal. For convenience, the garden is pre-wired for a Husqvarna robot mower. At the front, there is the benefit of an integral garage and ample driveway parking along with side access through to the rear.

### Services

Gas fired boiler (newly installed) serving domestic hot water and heating. Mains water, electricity and drainage.

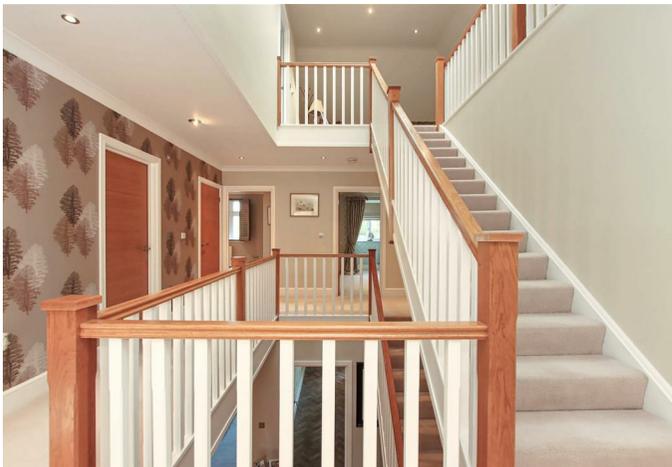
Council tax band H (Dacorum).

### Situation

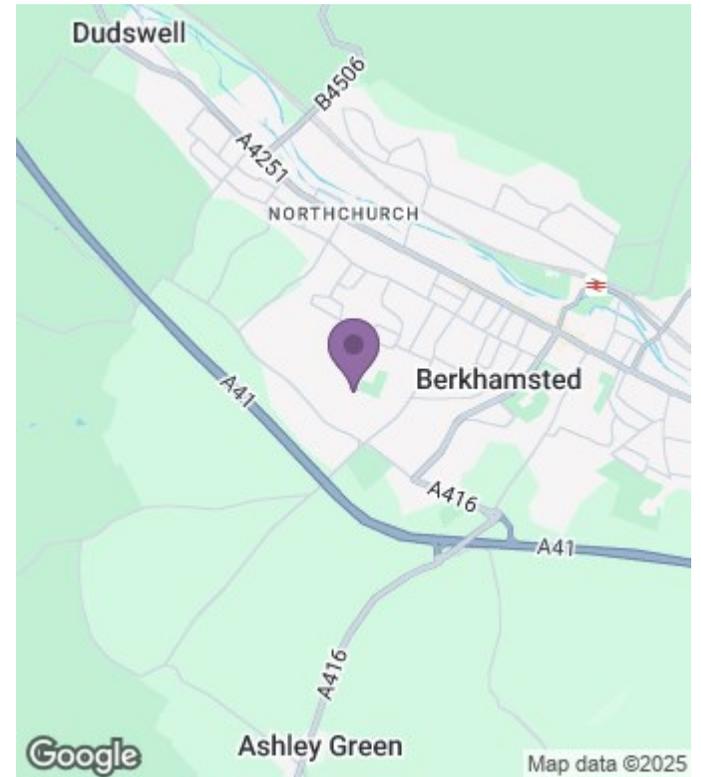
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

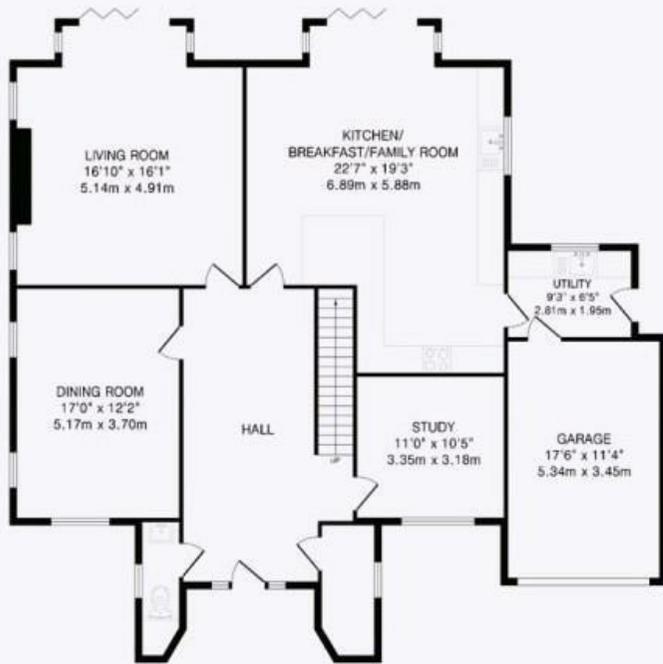




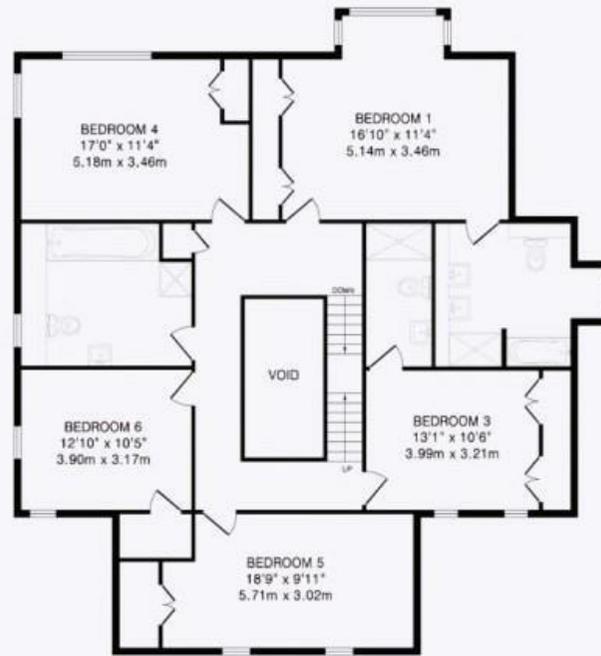


- 3,873 square feet of beautifully presented accommodation
- Underfloor heating to ground floor
- Contemporary styling throughout
- Professionally landscaped garden
- Garage & driveway parking
- Premier side road location
- Attractive 'green' outlook
- Within walking distance of town centre & the mainline station
- New alarm system





Ground Floor  
1649 sq.ft.(153.1 sq.m)approx.



First Floor  
1568 sq.ft.(145.6 sq.m)approx.



Second Floor  
656 sq.ft.(60.9 sq.m)approx.

**TOTAL FLOOR AREA: 3873 sq.ft.(359.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	85
EU Directive			

Council Tax Band: H  
Tenure: Freehold



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or service to this property nor do we have knowledge of any defects.





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