



Berkhamsted

OFFERS IN THE REGION OF

£1,500,000

TOWN MEETS COUNTRY ONLY 2 MILES FROM BERKHAMSTED STATION YET SURROUNDED BY GLORIOUS COUNTRYSIDE & A 2 ACRE PLOT***

A magnificent five bedroom detached family home set within this idyllic location and surrounded by breath taking views across open countryside.

Constructed in 2010 to the highest standards throughout, this wonderful property is just a short drive from Berkhamsted town and main line train station and sits within 2 acres of grounds that are mainly laid to lawn and fully enclosed with fencing.

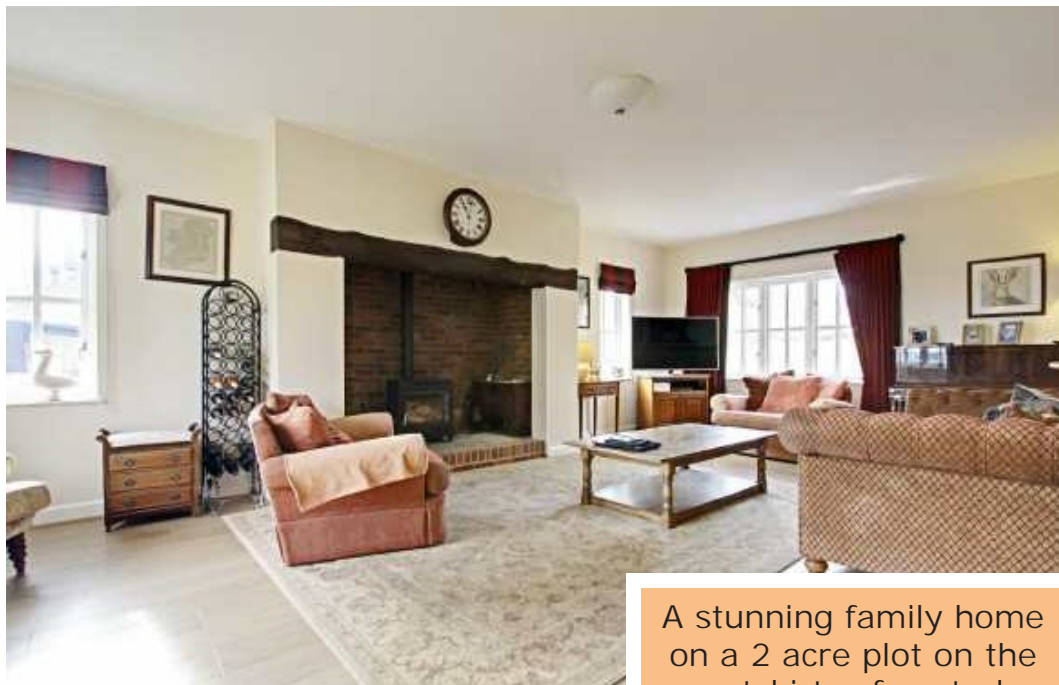
Accommodation comprises: entrance hallway, cloakroom, sitting room with inglenook fireplace, bespoke kitchen/ breakfast room opening to an orangery, family room/ study, three bedrooms on the first floor all with en suites, plus a further two bedrooms and family bathroom on the second floor.

The property benefits from a detached double garage, attractively landscaped formal gardens of around two-thirds of an acre with large outdoor seating area, extensive driveway parking, and access to the paddock. In addition, planning permission has been granted for a single storey extension to the side that would double the size of the existing utility room and extend the study (4/01755/19/ FHA).

www.sterlinghomes.co.uk







A stunning family home on a 2 acre plot on the outskirts of central Berkhamsted with wonderful accommodation.



The Location - Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street. The larger towns of Hemel Hempstead and Watford offer wider services, including Debenhams and John Lewis department stores. Milton Keynes and London are both easily accessible.

- There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), and nearby golf courses include Ashridge, Berkhamsted, and The Grove.

Transport Links - Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in around 30 minutes. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away.

Proximity To Stations & Airports - Berkhamsted Station (1.8 Miles)
Hemel Hempstead (3.0 Miles)
Tring (3.6 Miles)
London Luton Airport (11.8 miles)
London Heathrow Airport (20.0 miles)
London City Airport (32.1 miles)

Education In The Area - There are several excellent schools in the area including Berkhamsted School for Boys and Girls, Westbrook Hay, Merchant Taylors for Boys, Heatherton House, Chesham Prep, Royal Masonic School, and Wycombe Abbey School for Girls. There is also the world famous Ashridge Management College.

Sellers Comments - The property benefits from an environmentally-friendly klargester, a cost-efficient ground source heat pump, multi-zone heating control, a wood store and burner, significant storage with built-in wardrobes and garage loft-space, and direct access to footpaths.

-

Agents Information For Buyers - Please be aware, should you wish to make an offer for this property,

we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

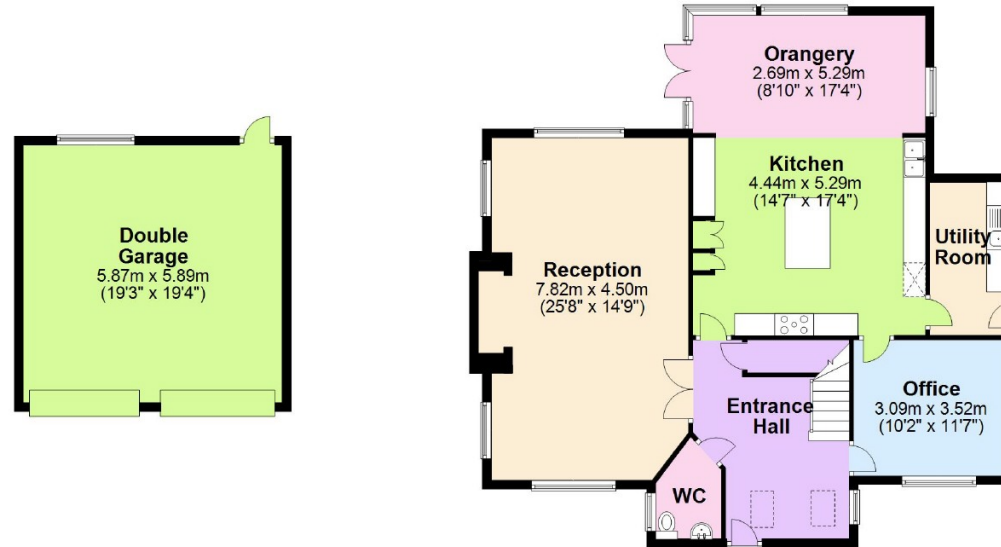
Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.





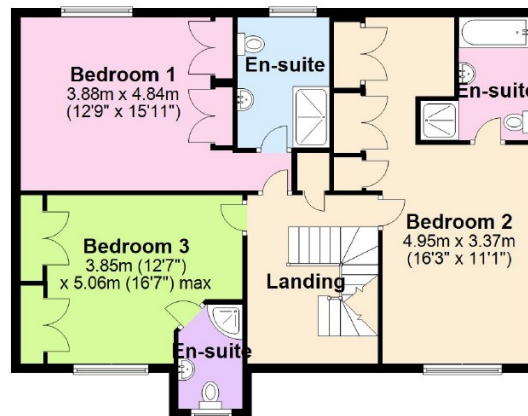
Ground Floor

Approx. 148.5 sq. metres (1598.8 sq. feet)



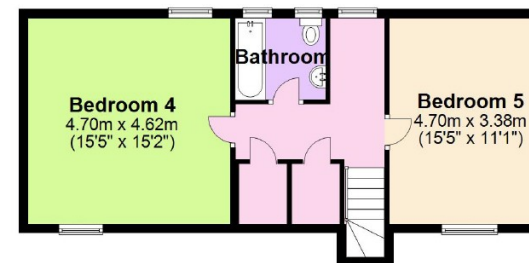
First Floor

Approx. 93.2 sq. metres (1003.6 sq. feet)



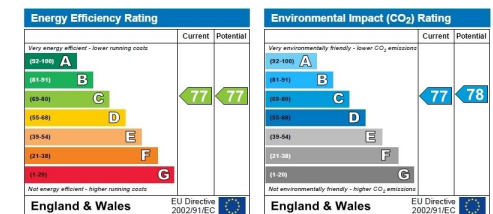
Second Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Total area: approx. 297.0 sq. metres (3197.1 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Temptation comes in many forms...



Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?

Contact us for a **free valuation**
and let's see if we can **tempt** you!

Tring, Wendover,
Aylesbury & Villages:
01442 828 222

Berkhamsted Select
& Country Homes:
01442 879 996

Hemel, Boxmoor
& Bovingdon:
01442 230 888

Kings Langley, Abbots
Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

