



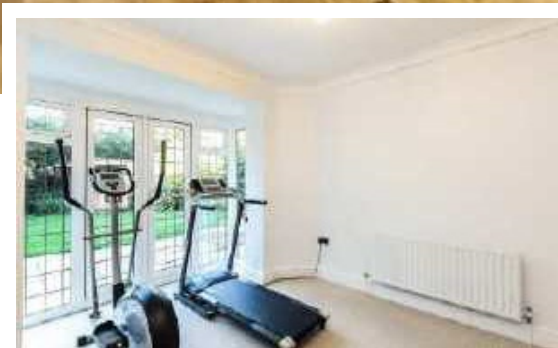
Berkhamsted

£1,590,000

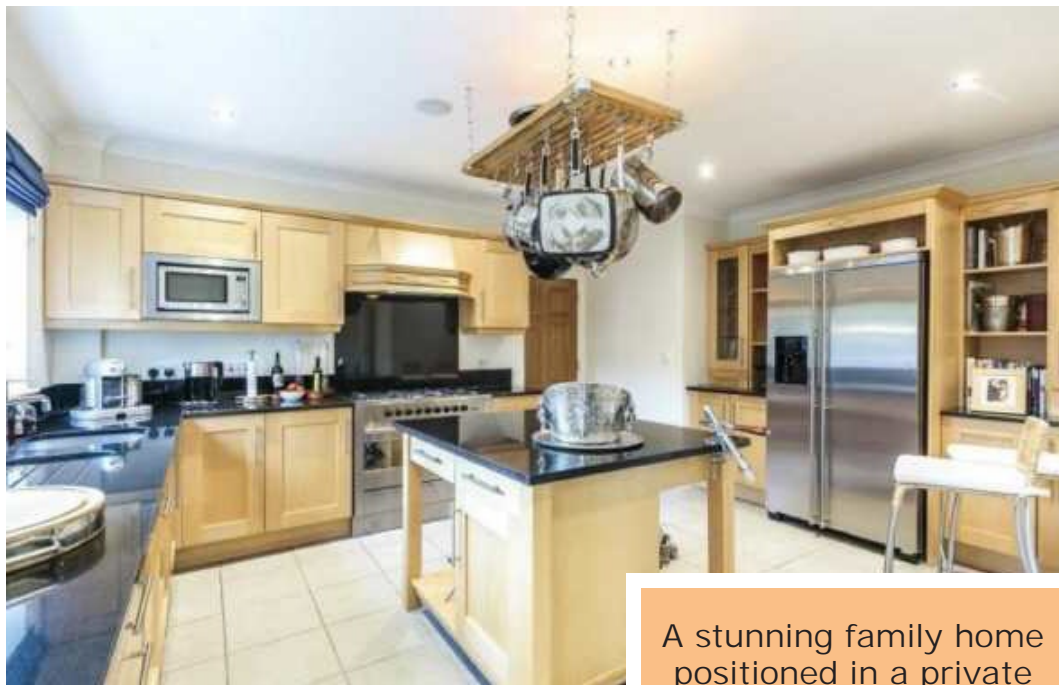
A stunning detached home measuring in excess of 3100 sq ft and located at the head of a sought after private gated cul-de-sac close to the mainline train station of Berkhamsted.

Highlights include:

3 reception rooms.
Kitchen breakfast room with utility room.
Master bedroom with en-suite bathroom and dressing room.
3 further first floor bedrooms (1 with ensuite) family bath/shower room.
Second floor bedroom with en suite and music room/study.
double garage off street parking for 5/6 cars.







A stunning family home positioned in a private gated development just over half a mile from the mainline train station.



Brief Summary - Reception hall, drawing room, dining room, family room/study, kitchen breakfast room, utility room, master bedroom with en-suite bathroom and dressing room, bedroom 2 with en suite, 2 further first floor bedrooms and family bath/shower room, second floor bedroom with en suite and music room/study 2, double garage, off street parking for 5/6 cars, landscaped rear garden with timber framed home office/garden room and hot tub, EPC = C

- Originally the show home for this select private development, number 1 Headlands Drive is a substantial family home on a corner plot with accommodation exceeding 3000 sq ft over three floors.

Situated in one of the most popular gated developments in the area, the house is well placed to take full advantage of its proximity to both the high street and the surrounding countryside. Built with a nod to the Arts & Crafts movement, the house is traditionally built with high ceilings, well-proportioned rooms and generous windows.

Ground Floor - You arrive at a pair of substantial double doors which open into a large and welcoming reception hall with attractive oak flooring. Each of the principal reception rooms open from this central hallway providing a good feeling of space and light and particularly good when entertaining.

To the front of the house is a family room which overlooks the driveway. With views over the gardens to the rear, is a large drawing room, which has a feature stone fireplace and French doors leading out to the garden terrace.

Adjacent is a room which is currently used as a gym but would certainly make a lovely family room with access onto the terrace too.

- The immaculate kitchen/breakfast has been designed very much with the chef in mind with elegant wooden cabinets topped with granite worktops, all arranged around a central island unit. The kitchen features a De Dietrich range gas hob and double electric oven. There is a breakfast area, which has ample space for family dining and French doors again lead out to the terrace at the rear. Next to the kitchen is a fitted utility room with doors out to the garage and side garden.

A wide easy rise staircase leads up to the galleried landing which has a seating area to the front with space enough for a sofa and chair.

First Floor - The master suit, which has views over the garden and rooftops beyond, is suitably generous in size with a dressing room and en-suite bathroom with separate shower.

At the other side of the first floor landing there is a very pretty guest suite (bedroom 2) with plenty of wardrobe space and a well-appointed en-suite shower room. On the same floor, 2 further bedrooms and a family bath/shower can be found.

Second Floor - Up on the top floor there is a pair of rooms, one of which has an en-suite shower room. This could be ideal for a couple of children sharing the floor or indeed would provide a perfect pad for a teenager to have his own sitting room and bedroom away from the rest of the house.

Specifications - Double glazed leaded windows throughout

2 X Megaflo hot cylinders provide separate areas of the house

The house is fully future wired, with more than 7 miles of cabling

Full alarm security installed

Scope for extension (subject to PP)

Outside - The house is situated on a good sized corner plot. The rear garden is L-shaped and boasts a south westerly aspect. There is a lawned area, a woodland rockery area adjacent and a well designed decked area to the side, which is home to a hot tub. Tucked away in one corner making the most of otherwise unused space is a super stylish home office which measures over 100sq ft. It has been fully insulated and has power connected making this an all-year round useable space.

- There is also a delightful circular Breeze house reminiscent of warmer climes which is a lovely place to dine outside even when the weather is inclement! There is a double garage integral to the house with access both from the utility room and from the side garden.

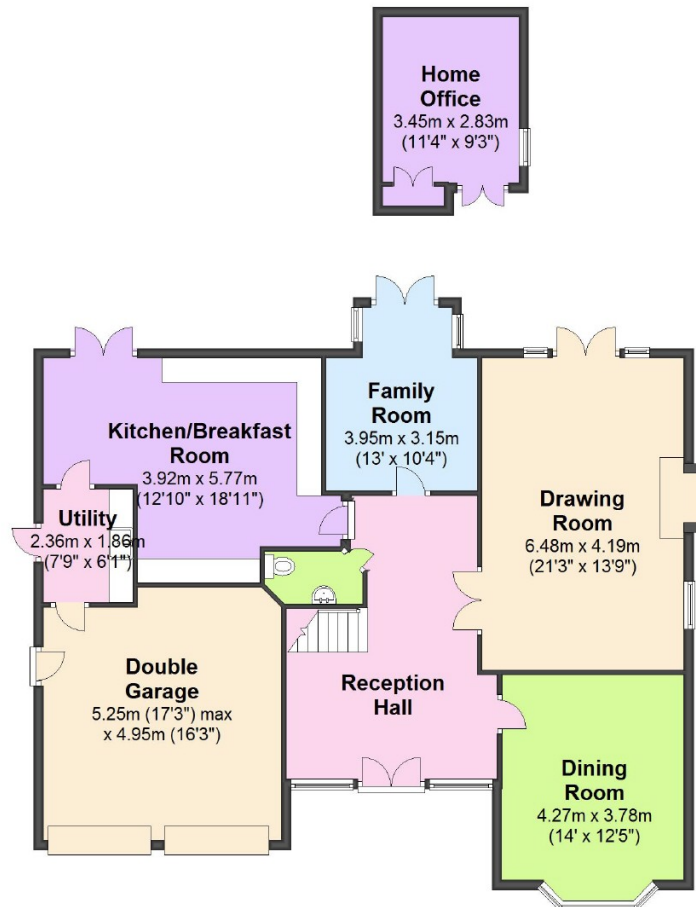
The Location - The location of Headlands Drive is difficult to beat comfortably close enough to walk to the high street for shopping perfect for older children being able to walk unaccompanied to school





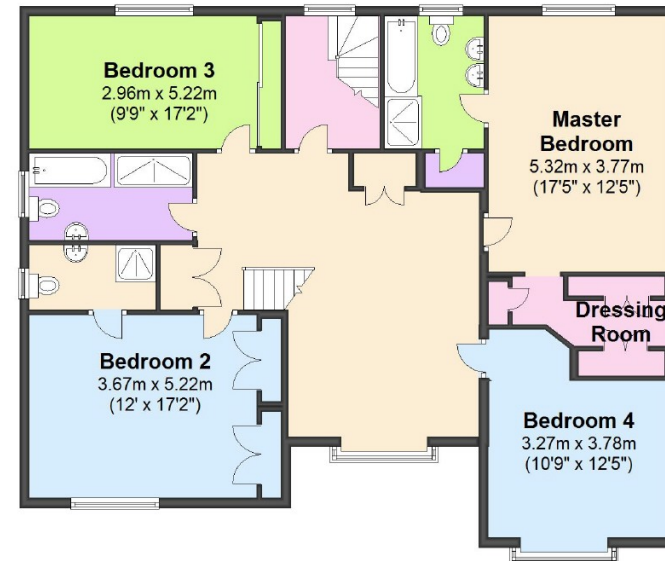
Ground Floor

Approx. 132.3 sq. metres (1424.5 sq. feet)



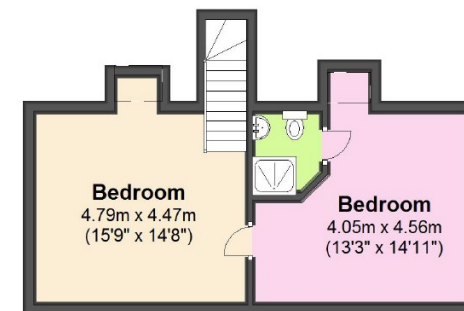
First Floor

Approx. 130.2 sq. metres (1401.6 sq. feet)



Second Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 301.0 sq. metres (3239.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

Our facebook page has finally arrived!



If you would like to be the first to know about **new properties** and **local information** then follow us on...

www.facebook.com/sterlingestateagents

We intend to post all **new instructions** before they go on **any other website** and before **any brochures** are purchased. So it will literally be properties that are **HOT OFF THE PRESS!**

www.sterlinghomes.co.uk

TRING 01442 828 222 | HEMEL 01442 230 888 | KINGS LANGLEY 01923 270 666 | BERKHAMSTED 01442 879 996