






Shootersway Lane, Berkhamsted, Berkhamsted, HP4 | Freehold

 5 Bedrooms  5 Bath/Shower Rooms  4 Reception Rooms  Driveway  Landscaped Garden

 EPC Band C  Council Band: G – £3,883.96 2025/26  Dacorum Council

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Shootersway Lane, Berkhamsted,

This five bedroom detached house is immaculately presented and offers a wealth of features including four reception rooms, five bathrooms, three walk-in wardrobes, a stunning kitchen/diner and is located on a quiet private road.

- Large, detached house
- Immaculate decorative order
- Sensational kitchen/dining room
- Sought after private road
- Four reception rooms
- Five bedrooms
- Five bathrooms

Description

Houses of this size that have been renovated to such a high degree of detail and luxury are rare to the market. Located on a private road and on the popular south east side of Berkhamsted, Mulberry House has been designed with busy families in mind. The electric gates open to the driveway with parking for several vehicles and the front door leads you into the modern and spacious hallway which has numerous and useful storage cupboards. The front aspect rooms include the lounge (cinema room) with surround sound speakers and recessed ceiling lighting and a luxurious study, with bespoke curved desk and storage cupboards. There is an additional reception room currently used as a gym which can alternatively be used as a playroom or dining room and the living room, which is a bright and airy space, has sliding doors leading to the patio outside. The kitchen is the heart of the house. It has dining and seating areas and a gas stove for cosy winter days. The bespoke wooden kitchen has a quartz island and a round, wooden breakfast bar and for the all the semi-professional chefs out there the induction and teppanyaki hobs, Westin extractor fan, pop-up plugs, two ovens and two warming drawers will be welcome features. There are wine racks, wine fridges and a bespoke walk-in pantry. There is a utility room and a cloakroom with w/c. The splendour continues on the first floor where five double bedrooms all have en-suite bath / shower rooms. The principal bedroom is an impressive size with a vaulted ceiling, a large bathroom with a separate shower and two sinks and a walk-in wardrobe. Bedrooms two and three also enjoy the use of walk-in wardrobes and the large landing has a window and a seating area.

The rear garden is an amazing entertaining area with three paved patio areas for relaxing, alfresco dining and a cooking area to the rear. This garden was designed for maximum enjoyment during the coming summer.



Location

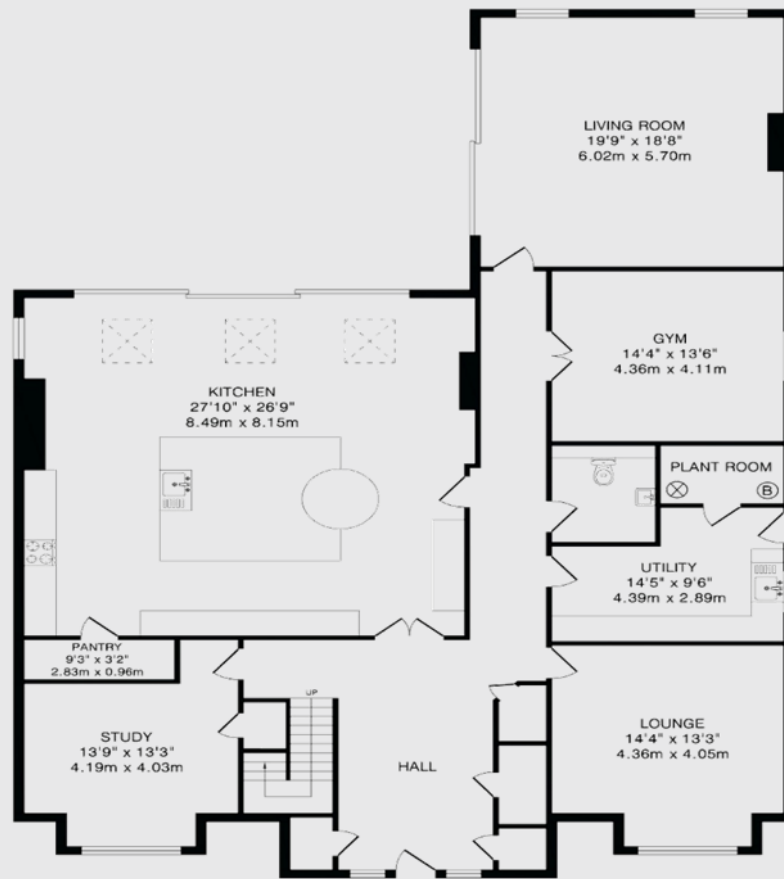
Shootersway Lane is a very popular road due to the quality of the surrounding properties and its close proximity to the High Street, Station and the best private and state schools the area has to offer. Berkhamsted offers numerous recreational facilities along with an abundance of cafes, shops and restaurants. Easy access can be gained to the A41 bypass, which links to the M25 motorway and the mainline railway station with fast and frequent service to London (Euston).

What3Words location - ///filled.magnitude.varieties

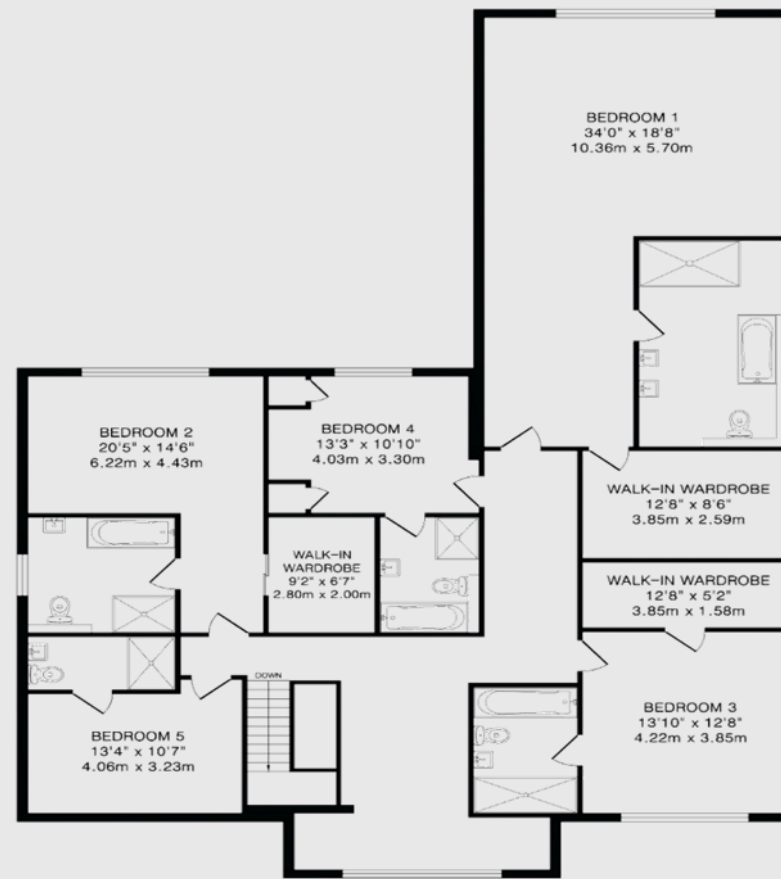








Ground Floor
2441 sq.ft.(226.7 sq.m)approx.



First Floor
2225 sq.ft.(206.6 sq.m)approx.

TOTAL FLOOR AREA: 4666 sq.ft.(433.3 sq.m)approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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