

Quite simply,
exceptional.



Bell Lane

Berkhamsted, HP4 3TS



Berkhamsted mainline train station: 1.9 miles



Berkhamsted town centre: 1.4 miles

The Property

Hidden away off Shootersway, in a spectacular plot of approximately 0.76 acre and surrounded by beautiful open countryside, there is just one word to describe this impressive five bedroom property: exceptional.

There are 'wow' factors at every turn of this gorgeous property, but perhaps the most impressive is the breathtaking, open-plan kitchen/family room. The heart of the home, it features a large central island, copious amounts of storage, crisp, quartz work surfaces, a log burner and a cosy seating area.

The rest of the accommodation is so peaceful, stylish and immaculate. There is a tranquil conservatory off the kitchen, which also leads into a sumptuous sitting room, which can also be accessed through the attractive dining room.

Naturally, there is a cloakroom and an entrance hall, together with a boot room.

Up to the first floor, and again it is luxury personified. The principal bedroom is located at this level, along with a further two double bedrooms and family bathroom. The main bedroom enjoys a triple aspect, with glorious views over the beautiful grounds.

Up again to the second floor, you will find two further bedrooms and another shower room, all equally highly specified.



Outside, the gardens are sublime, wrapping around the house on three sides, since it is a corner plot. You could lose yourself amongst the trees, shrubs, flower beds, pergolas, patios and statues in this substantial plot - equally perfect for solitude or entertaining.

There is also a detached annexe block, currently used as a home-gym with adjacent laundry room and store. Last but not least, there is ample driveway parking for several vehicles, as well as a substantial triple garage and mower store.

The Location

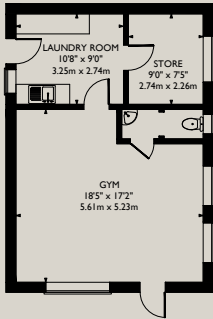
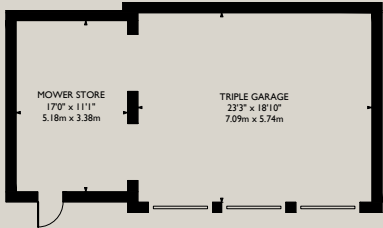
Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre.

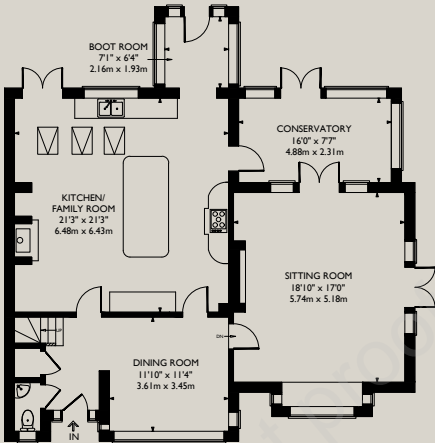
APPROXIMATE GROSS INTERNAL AREA = 2404 SQ FT / 223 SQ M
OUTBUILDINGS = 1139 SQ FT / 106 SQ M
TOTAL = 3543 SQ FT / 329 SQ M



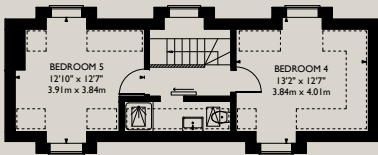
RESTRICTED HEAD HEIGHT
(C.5 FT)



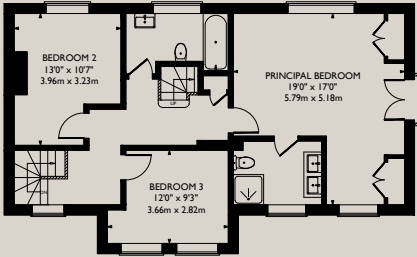
OUTBUILDINGS
(NOT SHOWN IN ACTUAL
LOCATION/ORIENTATION)



GROUND FLOOR



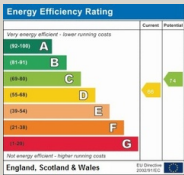
SECOND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Berkhamsted Office
152 High Street, Berkhamsted
Hertfordshire HP4 3AT

01442 863000
nashpartnership.co.uk

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