



## Heath End

Berkhamsted, Hertfordshire HP4 3UF







## Heart in the town, home in the country.

Set within the peaceful, rolling landscape of the Chilterns Area of Outstanding Natural Beauty, and just a few minutes south of Berkhamsted, this exceptional Grade II Listed barn conversion offers the perfect balance of rural tranquillity and town convenience, with vibrant, historic market towns close by when you desire them.

A property of remarkable pedigree, this stunning home dates back to the mid-eighteenth century. The barn was meticulously converted in the early 1990s by M J Popple & Sons, preserving its original charm while embracing modernity with flair. Thoughtfully reimaged to create more than 2,500 square feet of beautifully appointed living space, the property is rich in character, yet seamlessly modern; a home where history and contemporary luxury coexist effortlessly.

Upon entering, the welcoming entrance hall sets the tone for the elegance that flows throughout. Every room is a masterclass in thoughtful design – quirky yet versatile, each with its own unique character and sense of purpose. The first-floor sitting room is a showstopper, stretching an impressive 39ft and framing spectacular views over rolling countryside.

**Guide price:** £1,500,000  
**Tenure:** Freehold





The space is flooded with light, thanks to a huge picture window and features a vaulted ceiling, exposed beams, and a substantial fireplace with a wood burner, all adding to the room's warmth and character.

The ground floor unfolds into two distinct wings. One wing contains the study and the spacious kitchen/breakfast room, with a central island and bifold doors that open onto the beautifully landscaped garden beyond. The kitchen is a perfect space for both everyday living and informal entertaining, while the large utility room sits just off the kitchen. For added dinner party ease, a dumbwaiter connects the ground floor to the first floor.

The second wing is dedicated to the bedrooms, where the principal suite is found on the ground floor. This sanctuary features fitted wardrobes and a well-appointed en suite. A graceful, vaulted hallway leads to two additional bedrooms, each with its own en suite; one is even reached via its own dedicated staircase, offering privacy and seclusion.

The approach to the property is as impressive as the home itself, with a sweeping gravel driveway leading to a large parking area and a detached double garage block, providing both convenience and ample space.

The grounds surrounding the property are nothing short of breathtaking. The mature garden, with its southerly aspect, is a masterful blend of well-kept lawn and exquisite flower beds, creating a peaceful, picture-perfect setting. A large patio area with a pergola draped in mature wisteria offers an inviting spot for alfresco dining or simply enjoying the beauty of the outdoors. The expansive outdoor space provides the perfect balance of privacy and space, with room for leisurely pursuits and a deep connection to nature. A generous paddock of approximately two acres completes the offering, with its own independent road access..



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APPROXIMATE GROSS INTERNAL AREA = 2543 SQ FT / 238 SQ M  
 GARAGE = 333 SQ FT / 31 SQ M  
 TOTAL = 2896 SQ FT / 269 SQ M



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Council Tax Band: G

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