



High Street

Northchurch, Berkhamsted, Hertfordshire HP4 3QN



A timeless Edwardian treasure.

Set proudly on a mature corner plot, this captivating Edwardian house stands as a striking landmark, its architecture a poignant reminder of a bygone era. A residence brimming with both history and untapped potential in equal measure, it now awaits a new generation to continue its journey as a cherished family home, embracing a new chapter for the twenty-first century.

Built at the dawn of the twentieth century, this iconic property is beloved locally for the breathtaking Wisteria that lovingly drapes across its facade, creating a living floral tapestry that has become woven into the very identity of the neighbourhood. Today, countless original architectural features and generous, sun-filled spaces are quietly waiting to be reawakened.

Accessed from Midcot Way, the front door opens into a spacious reception hall - a versatile space that could serve as either a breakfast room or a study. From here, a glimpse of the property's timeless charm and character reveals itself, with the flow of the home gently guiding you deeper, first into the kitchen - a light-drenched room with a dual aspect, its airy atmosphere promising endless culinary possibilities.

Guide price: £835,000
Tenure: Freehold



Beyond the kitchen, two beautiful reception rooms await. The first, a sitting room, is graced by two bay windows, one of which frames an enchanting view of the garden through a leaded-light bay window, allowing for a quiet moment of serenity. The second, the dining room, is an ode to classic elegance with its original parquet herringbone flooring, the honeyed tones of which speak softly of elegant dinners and lingering conversations.

Mid-century remodelling has certainly shaped the layout, and the home's evolution will no doubt continue to unfold into the future. The original entrance hall now offers seamless access to the garden, and a cloakroom discreetly completes the ground floor. But it is the staircase that perhaps unexpectedly steals the show - its original design, featuring an exquisite fretwork balustrade, is an enduring example of Edwardian craftsmanship, a delicate reminder of a time when every detail mattered.

Upstairs, three generous bedrooms await, each of classic proportions and quiet elegance, complemented by a family bathroom and a separate WC.

Outside, the gardens unfurl like an artist's palette, with mature plantings, a lush lawn and a well-worn patio. The front is framed by the iconic Wisteria and rose bushes, offering a riot of colour in the warmer months. Off Midcot Way, the property is completed by a garage and driveway, offering both practicality and privacy.



Throughout this beautiful home, original Edwardian features abound; intricate joinery, leaded-light windows and a sense of timelessness that only grows richer with age. There are also several chimney breasts, all concealed beneath mid-century alterations - but their presence lingers like a secret waiting to be uncovered. Were they removed, or do they still lie beneath the layers of time, waiting to be rediscovered by a curious new owner? What joy it would be to breathe life back into these hidden treasures, restoring the heart and soul of this beautiful home.

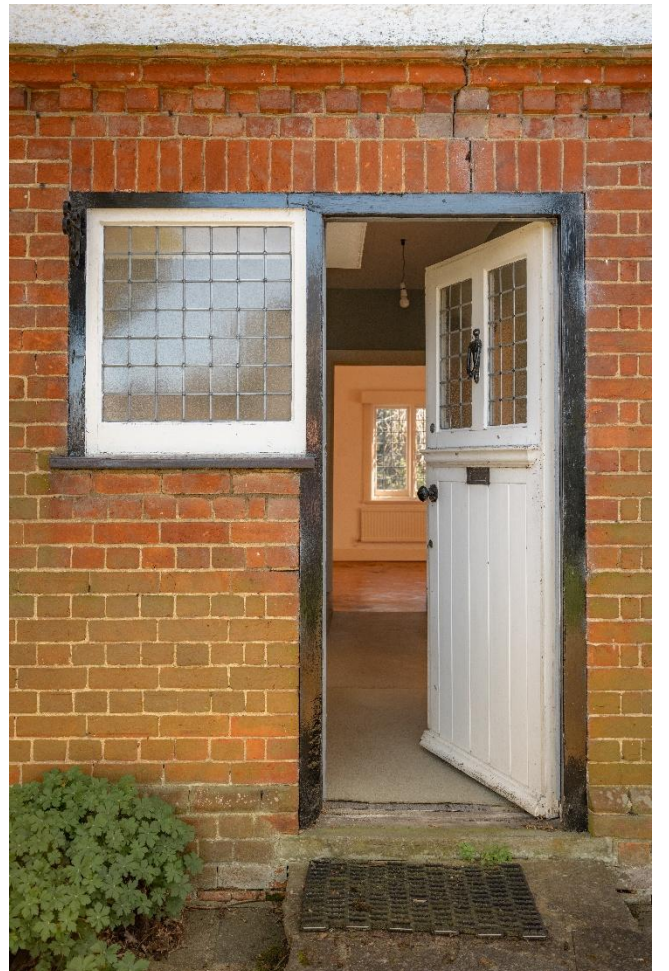
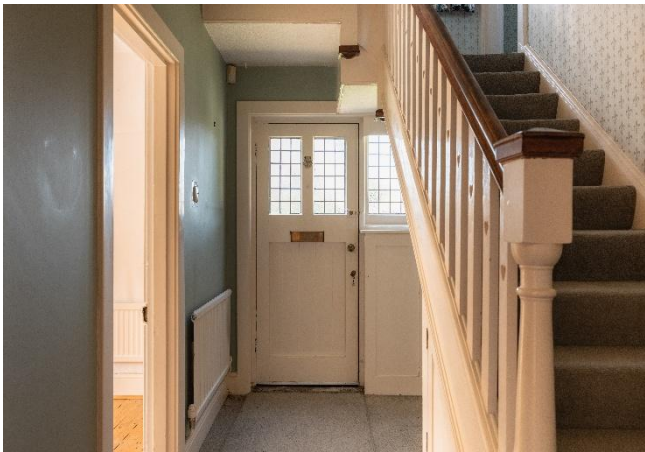
A house steeped in memories, the property is offered for sale for the first time in 55 years. Estate agents often talk of rare opportunities, but this is so much more. It is a chance to inherit a piece of local history and transform it into your own..



Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

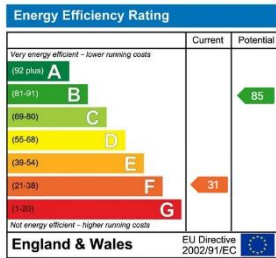
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APPROXIMATE GROSS INTERNAL AREA = 1426 SQ FT / 132 SQ M
GARAGE = 134 SQ FT / 12 SQ M
TOTAL = 1560 SQ FT / 144 SQ M



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.



Council Tax Band: F

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