



Fieldway

Berkhamsted, Hertfordshire HP4 2NX



Defined by light and line. Crafted for living well.

Occupying a prime position on the edge of the town's coveted Hall Park quarter, this four bedroom house has been reimagined through a bold and intelligent transformation. Today, it stands as a confident synthesis of its mid-century origins and contemporary architectural detailing - not a pastiche, but a respectful evolution.

From the outset, the house expresses itself with quiet assurance. A wide canopy porch provides a liminal space generous enough for muddy boots and damp dogs. Inside, the tone is immediately set by a generous entrance hall that establishes a sense of flow and openness.

To the left, a near-square sitting room is illuminated by two expansive picture windows, inviting natural light to envelop the whole room. The space is elegant in its proportions and adaptable in use - a canvas for family life. Opposite, there is a discreet study, while a dedicated boot room subtly reinforces the home's functional backbone.

Guide price: £1,350,000
Tenure: Freehold

But it is the rear of the house where architecture and daily life intertwine most dramatically..



Here, a large, open-plan kitchen, dining and family room reveals itself in an L-shaped layout, the far end rising into a vaulted ceiling that lifts the space both literally and emotionally. The kitchen is a masterclass in subtle contrast and craftsmanship: hand-built cabinetry in a soft grey meets a huge central island in contrasting graphite - its sculptural presence anchored by clean lines and artisanal tactility. Integrated Miele appliances - twin ovens, hob and dishwasher - are accompanied by a DeDietrich downdraft extractor that disappears into the surface with quiet elegance, underlining the seamless blend of form and function.

Adjacent lies a substantial utility room and a thoughtfully positioned cloakroom; small but vital moments in the choreography of family living.

Upstairs, the sense of considered design continues. Four double bedrooms are carefully arranged, each with fitted wardrobes and an abundance of natural light. The principal suite, positioned to the rear, enjoys calming views of open fields and includes a private dressing room and sleek en suite. The remaining bedrooms share a beautifully appointed family bathroom, where Catalano sanitaryware and Crosswater fittings reflect a commitment to quality and restraint.

Outside, the rear garden unfolds onto open countryside. The lawn and dual seating areas offer a balance of play and contemplation, while the views - long and pastoral - lend a sense of horizon rarely found in town living. The attractive frontage provides parking for two vehicles.

Environmentally, the house speaks fluently in the language of sustainability: a 4kW solar PV array and solar thermal system are discreetly integrated, alongside a water softener, making it quietly future-facing.

Windows and doors throughout are by Velfac - a design-led glazing system with timber interiors for warmth and aluminium exteriors for durability. Slim, elegant frames almost disappear, letting light and landscape take centre stage - a fitting final note in a home where architectural intention is expressed with clarity and joy.

This is a home where modern family living is framed by thoughtful design, careful craftsmanship and an enduring connection to landscape. It simply works, beautifully.

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APPROXIMATE GROSS INTERNAL AREA = 2013 SQ FT / 187 SQ M



GROUND FLOOR

FIRST FLOOR

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: F

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