



## CASTLE VIEW

Brownlow Road, Berkhamsted, Hertfordshire, HP4 1HB



## AN EXCEPTIONAL HOME IN A COVETED POSITION

Castle View is an outstanding contemporary family home, recently constructed and finished to an exacting standard throughout, located in a prime Berkhamsted position opposite Berkhamsted Castle.

   EPC  
7 4 5 B(83)

Local Authority: Dacorum Borough Council

Council Tax Band: G

Services: Mains water, electricity and drainage. MVHR system and underfloor heating.

Tenure: Freehold

What3Words: ///sonic.margin.eyeliner

## LOCATION

Castle View enjoys a prime position in Berkhamsted, a short walk away from the railway station and all that the high street has to offer. Berkhamsted is a historic market town, situated to the north-west of London, and is home to a wide range of commercial establishments with a vibrant high street. You will find an extensive selection of restaurants, pubs, cafes, and independent shops within the town alongside larger chains such as Waitrose and M&S Simply Food. Berkhamsted railway station provides a service to London Euston. The town is home to a range of schooling for all ages too, including Berkhamsted School, an independent school founded in 1541 which caters for boys and girls from nursery through to sixth form. There is an abundance of countryside to explore and enjoy nearby, including the Ashridge Estate, which comprises 5,000 acres of National Trust land. A stretch of the Grand Union Canal runs through Berkhamsted, offering delightful towpath walks.

The town has historic origins and is mentioned within the Domesday Book of 1086. Berkhamsted is also home to Berkhamsted Castle, a Norman motte-and-bailey Castle which was originally constructed in the 11th century. The castle has a rich history and is now operated by English Heritage as a tourist attraction.

Berkhamsted Train Station - 0.1 miles

Berkhamsted High Street - 0.4 miles

M25 Junction 20 - 7.5 miles

M1 Junction 8 - 7.5 miles

Heathrow Terminal 5 - 25.2 miles

(All distances and times are approximate)





## CASTLE VIEW

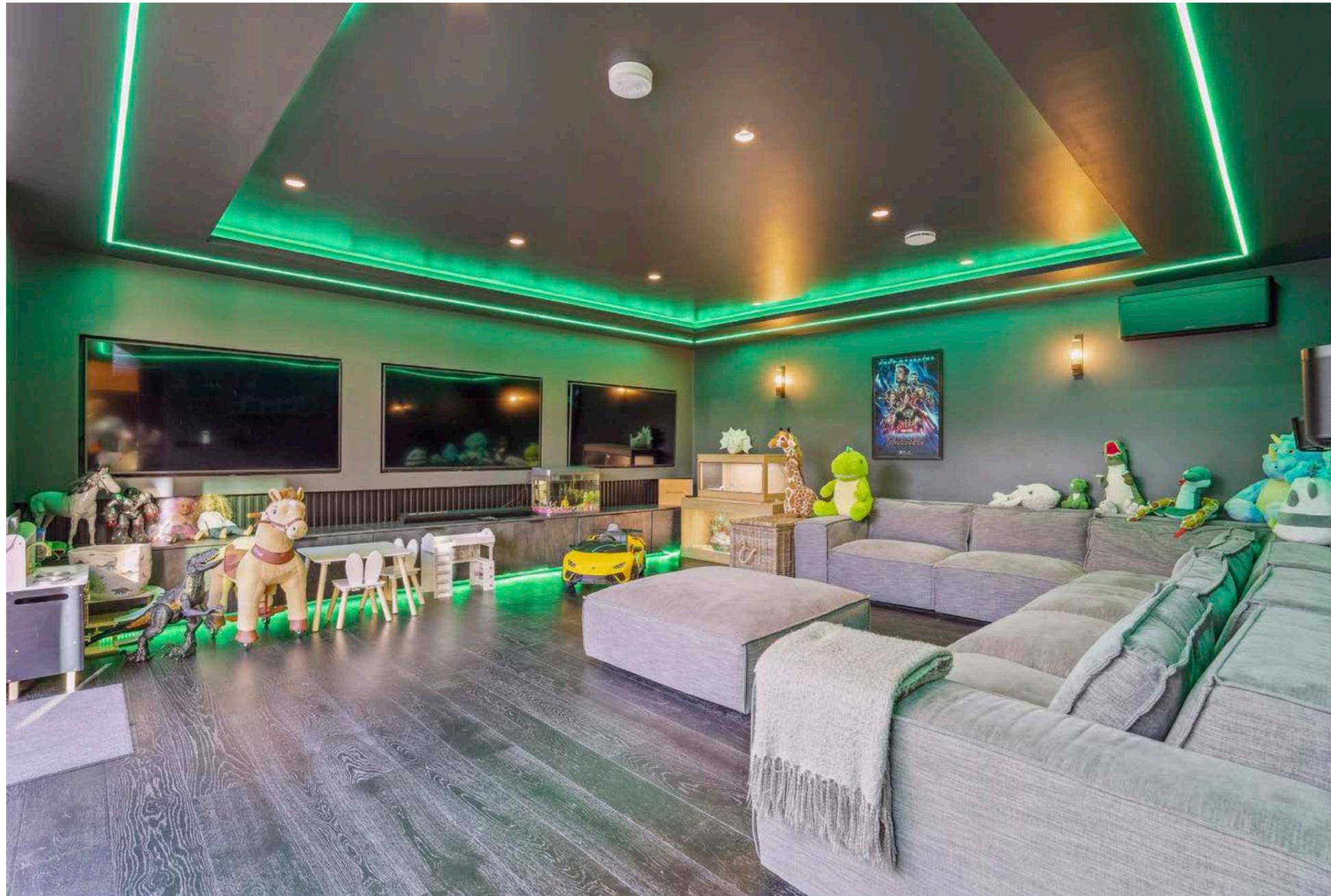
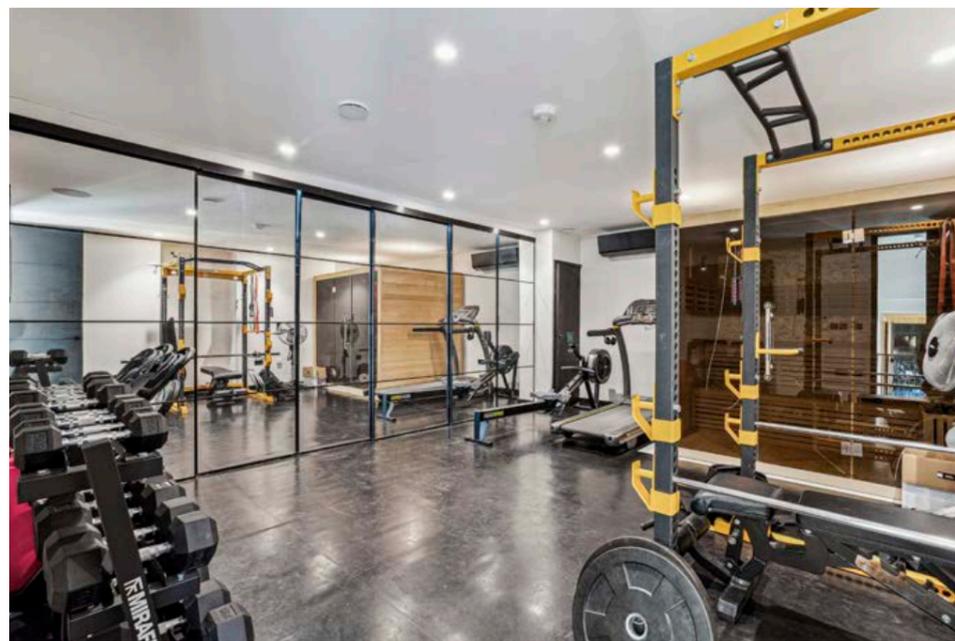
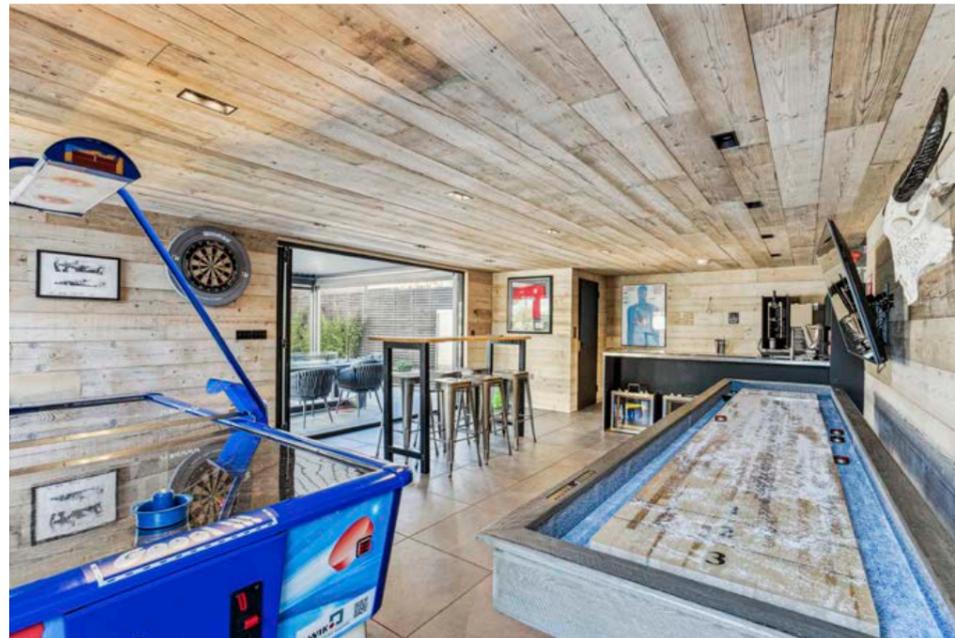
Castle View offers extensive accommodation throughout with seven bedrooms and a variety of reception spaces. Designed by Flint Architects, the home has an imposing exterior which includes grey bricks and silvered timber alongside a wide range of striking design features. This is an opportunity to acquire an outstanding and unique home in the heart of Berkhamsted.

Upon entering the property, you are greeted by an impressive entrance hallway with a vaulted lobby area, a feature staircase and a large glass window which frames a view of the garden beyond. Off of the hallway you will find an incredible open plan kitchen, dining and lounge space with glass doors that lead on to the rear patio. There is a hidden utility area cleverly tucked away off the kitchen. The reception space on the ground floor is substantial and versatile – alongside the open-plan kitchen, dining and lounge area there is a study, a playroom, a gym and a dressing room. The current set up includes a ground floor bedroom too. There is also a downstairs cloakroom and a shower room.

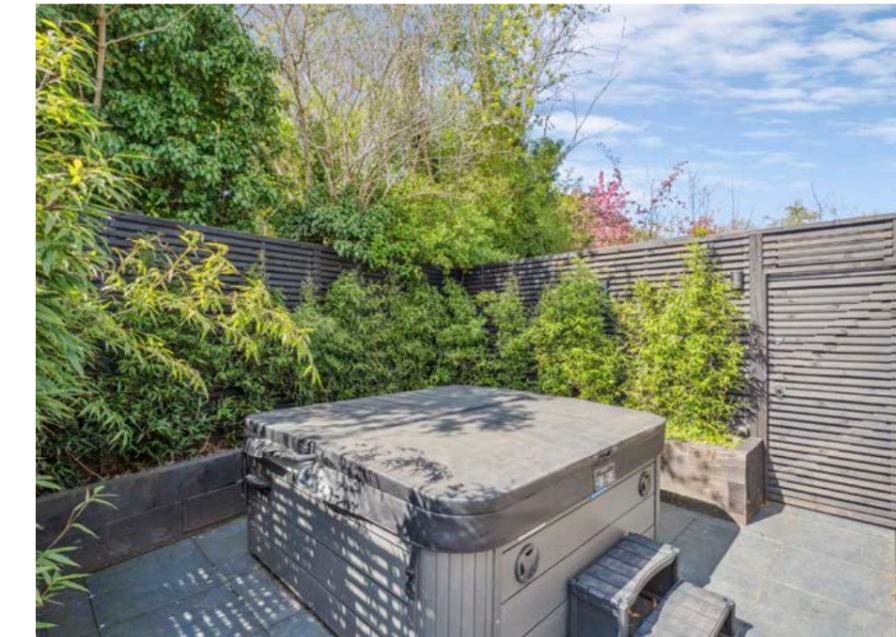
Stairs rise to the first floor where you will find four well-proportioned bedrooms, including the principal bedroom which is a striking space complete with a vaulted ceiling and a luxurious en-suite. The first floor also has a family bathroom. On the top floor are two further well-proportioned bedrooms and a bathroom, as well as a storage area.

The property presents to a truly exceptional standard throughout, with interiors by the highly regarded Consilio Interiors.

Castle View is positioned opposite Berkhamsted Castle and enjoys some extraordinary views of its historic neighbour.







## GARDENS & GROUNDS

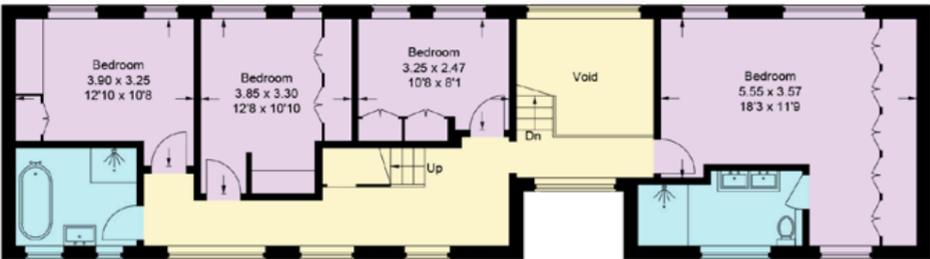
Castle View is nicely set back from Brownlow Road, with an in-and-out driveway and ample parking space to the front. The rear garden has been meticulously designed and makes a great space for entertaining with a mixture of lawned and paved areas, and plenty of space for seating. The house has a superb inside and outside flow with some of the reception space opening directly onto the garden. The garden houses an impressive outbuilding, which could be utilised in a variety of ways, but is currently set up as a fantastic bar and games room.



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 221.6 sq m / 2,385 sq ft  
 First Floor = 94.3 sq m / 1,015 sq ft  
 Second Floor = 36 sq m / 387 sq ft  
 Summer House = 35.9 sq m / 386 sq ft  
 Total = 387.8 sq m / 4,173 sq ft

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

We would be delighted  
to tell you more.

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