



Chalet Close

Berkhamsted, Hertfordshire HP4 3NR



Quietly exceptional, perfectly placed.

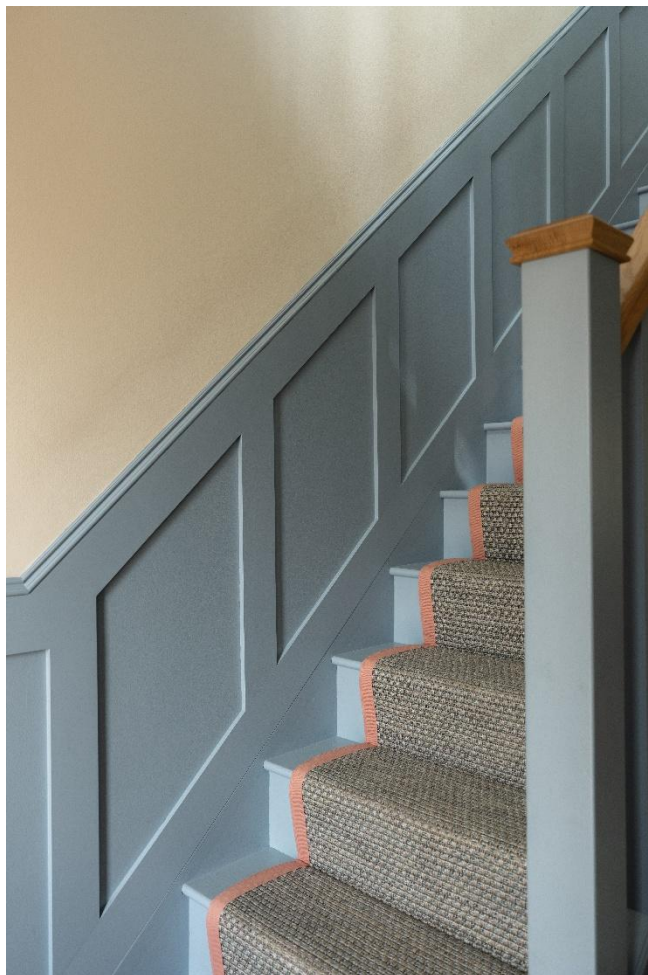
Discreetly positioned at the end of a little-known private enclave, just off prestigious Shootersway Lane, Cherry Tree House offers a masterfully composed balance of privacy and proximity.

Hidden in plain sight, this fine home occupies one of Berkhamsted's most desirable addresses: peaceful and private, yet within effortless reach of the town's cultural rhythm, acclaimed schooling and the mainline station.

Thoughtfully arranged across a generous footprint, the house unfolds with measured elegance and architectural clarity. The beautifully presented entrance hall sets a tone of quiet elegance and leads into a series of versatile reception spaces where flow and form are intuitively resolved. The expansive sitting room, anchored by a statement fireplace, opens to a large glazed conservatory, while more intimate zones - a family room, dedicated playroom and secluded study - offer zones for work, rest and play.

At the heart of the home, the kitchen/breakfast room pairs traditional cabinetry with tactile surfaces, striking a warm counterpoint to crisp architectural lines.

Guide price: £1,595,000
Tenure: Freehold



Bathed in natural light, it's a space as suited to family life as to quiet reflection. A separate utility room preserves the serenity of the main space, while a large glazed pocket door slides away to reveal a formal dining room, its sightlines drawn toward the garden, creating a seamless dialogue between inside and out.

Upstairs, the landing is generous and light-drenched, leading to four well-proportioned double bedrooms. The principal suite is a sanctuary of understated luxury, featuring a wall of wardrobes and a striking en suite, clad in woodland tiling - a tactile homage to the verdant surroundings. The guest bedroom benefits from its own en suite too, while the remaining rooms are served by a beautifully appointed family bathroom, this time finished in a statement Lily Pad tile; a design which is playful and poised in equal parts. All bathrooms were renovated last year, using high-quality designer fittings.

Externally, the house sits within a substantial, thoughtfully landscaped plot. East-west in orientation, it welcomes morning sun to the front and golden-hour light across the rear garden. Mature trees border the space, which backs directly onto playing fields, offering both a borrowed landscape and a rare sense of privacy. The garden curves gracefully around the house, with a broad patio, a covered veranda for sheltered evenings and playful, family-friendly features including a sunken trampoline, a treehouse and a summerhouse.

To the front, a long private driveway establishes a sense of arrival and separation from the outside world. A detached double garage and driveway parking for up to five cars complete the picture of quiet functionality.

Cherry Tree House is, quite simply, a considered exercise in Berkhamsted family living. Where architecture, atmosphere and intent coalesce into something quietly remarkable..



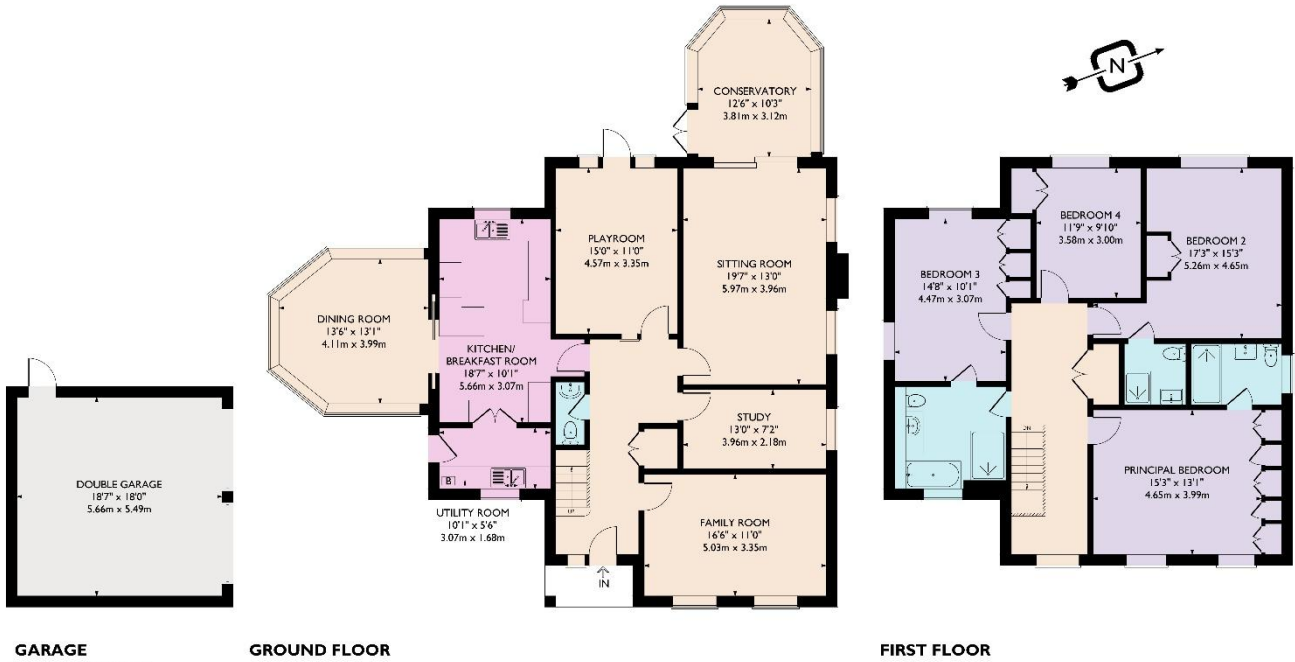
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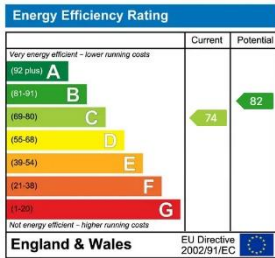
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APPROXIMATE GROSS INTERNAL AREA = 2615 SQ FT / 243 SQ M
 GARAGE = 335 SQ FT / 31 SQ M
 TOTAL = 2950 SQ FT / 274 SQ M



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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.



Council Tax Band: G

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