



Hill View

Berkhamsted, Hertfordshire HP4 1SA



One of a kind. One level. One prime position.

Tucked away in a quiet cul-de-sac, this thoughtfully extended and remodelled bungalow has a layout unlike any of the surrounding bungalows within the area. The current owner has brought a refined clarity to the architecture, creating a home that feels unequivocally modern, yet remains grounded in its setting.

Link-detached by the garage only, the home retains the important elements of spatial and acoustic separation from adjacent bungalows.

At its heart, a generous entrance hall acts as the property's spine, offering plenty of space for coats and boots. The main living space is positioned to the rear, where a large picture window frames the landscaped garden and the seasonal-changing colours of the woodland beyond. Light enters from both the window and an overhead skylight, creating a subtle interplay of brightness and shadow that shifts throughout the day. An open archway connects the sitting room to the kitchen and dining area, fostering a sense of openness while preserving a gentle division of space.

Guide price: £765,000
Tenure: Freehold

The kitchen dining room is a generous size and is clean-lined and contemporary, with sleek units in a muted grey palette.



Two skylights continue the dialogue with natural light, while glazed doors open directly onto the garden. Positioning of the rooflights on opposite roof slopes results in both morning and evening sunlight entering this room.

The single-storey layout of this stunning home lends itself to a versatility of use. There are three double bedrooms in total, one is currently used as a study; an inspiring space with twin skylights overhead. The principal and second bedrooms are positioned to the front and benefit from elevated views across the valley and farmland. Built-in wardrobes provide discreet storage, maintaining the visual calm of each room.

The bathroom with wc is smartly appointed, with a separate bath and shower, while a separate cloakroom provides additional convenience.

The rear garden receives sunshine from early morning into early evening. Landscaped with care, it features a circular patio set within a level lawn with mature planting and a rear woodland backdrop. A lockable gate opens directly into the woodland, revealing a leafy footpath that stretches towards Northchurch Common in one direction and Berkhamsted town centre in the other – a quiet countryside path occasionally used by dog walkers and ramblers. It is a rare and rewarding connection between home and nature.

To the front, there is off-street parking for three vehicles along with a garage that has an adjoining garden store to the rear.

This is a home of measured character and thoughtful one-off design, reimagined and extended with care to suit contemporary living, while remaining rooted in its natural surroundings. The result is a rare blend of architectural clarity and everyday practicality, framed by woodland, shaped by light and offering a unique connection to both town and country that few homes can match..



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.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

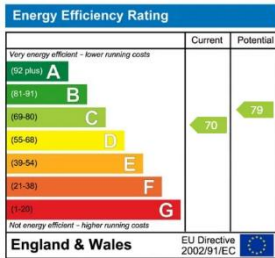
APPROXIMATE GROSS INTERNAL AREA = 1049 SQ FT / 97 SQ M
GARAGE & GARDEN STORE = 178 SQ FT / 17 SQ M
TOTAL = 1227 SQ FT / 114 SQ M



GROUND FLOOR

© Nash Partnership

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: D

nashpartnership.co.uk

Berkhamsted Office | 01442 863000
152 High Street, Berkhamsted, Hertfordshire HP4 3AT

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.