

Nash
Partnership



Hill View

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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.

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

Guide price: £765,000
Tenure: Freehold



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

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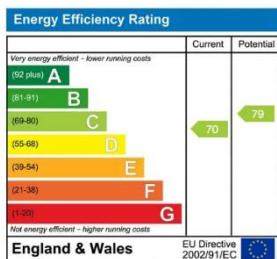
APPROXIMATE GROSS INTERNAL AREA = 1049 SQ FT / 97 SQ M
 GARAGE & GARDEN STORE = 178 SQ FT / 17 SQ M
 TOTAL = 1227 SQ FT / 114 SQ M



GROUND FLOOR

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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: D

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