



Archive Mews
Berkhamsted



Offers In Excess Of £1,195,000

entry hall/boot room | lobby | two receptions | kitchen/breakfast room | cellar | first floor landing | bedroom | family bathroom | second floor landing | principal bedroom | balcony | further bedroom | family bathroom | private & communal gardens | allocated parking

Situated in a prestigious gated development formerly part of the British Film Institute National Archive, this impressive Grade II listed residence is of Jacobean and Georgian origins and offers a wealth of character and beautiful period details.





A magnificent dual-aspect drawing room features an attractive open fireplace with tiled surround, ornate ceiling and woodwork, built-in bookcases, original shutters, and french doors opening to the terrace. A charming second reception includes a Jacobean inglenook fireplace and doors to the garden. The kitchen/breakfast room is fitted with bespoke cabinetry with oak worktops and butler sink, and includes range cooker, microwave, dishwasher, fridge and freezer. A sizeable cellar is a useful addition.

The stunning double height hallway gives access to the first floor, which comprises a large bedroom with ornate fireplace, plus a modern family bathroom. On the second floor, the impressive principal bedroom features three sets of french doors opening onto a balcony with superb views. There is a further bedroom and family bathroom on this floor. NB. Planning permission has been granted for reinstatement of the original layout by creating a stud partition to return the principal bedroom to two separate bedrooms.

Outside, the beautiful, private gardens benefit from a sunny aspect and feature extensive lawns, a large paved terrace, and mature trees and planting. There are two allocated parking spaces within the mews along with a separate lawned communal garden space. There is also the benefit of private vehicular access from Kingshill Way.

Vendor's note: there is a process currently ongoing to change the individual properties from 'Share of Freehold' to 'Freehold'. Please contact us for further information.



Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G (Dacorum).

Service charge of approx £900/year.

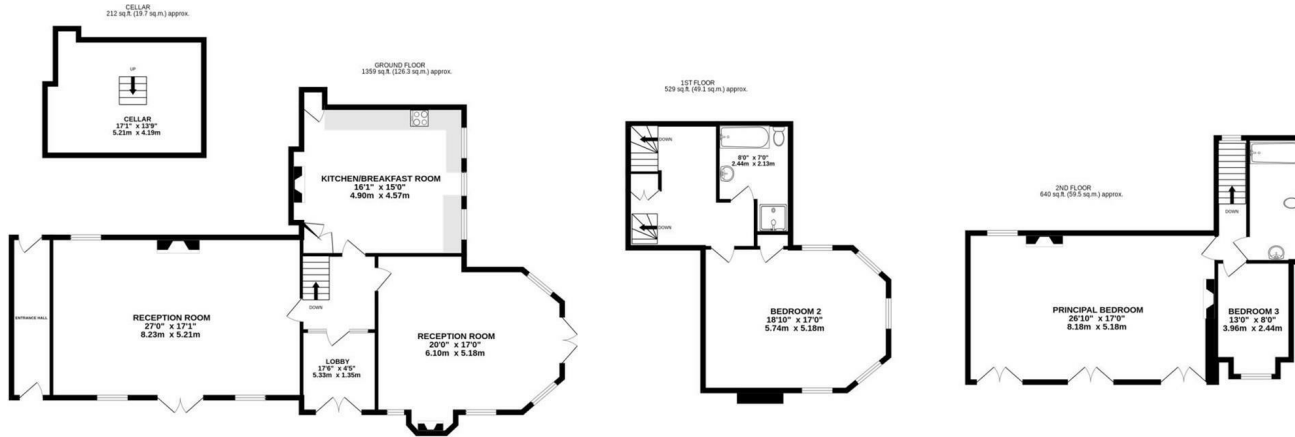
Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).



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TOTAL FLOOR AREA : 2838sq.ft. (263.7 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 |



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