



Shootersway Lane
Berkhamsted

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Offers In Excess Of £1,725,000

entrance hall | cloakroom/wc | reception dining area | living room | study area | family room | kitchen/breakfast room | utility room | first floor landing | master bedroom with ensuite shower room | bedrooms two & three with ensuite shower rooms | two further bedrooms | family bathroom | driveway | double garage | side & rear gardens

An exceptional five bedroom detached family home, beautifully presented and luxuriously upgraded throughout, located on a premier private road in the town.

The front door opens into the entrance hall with cloaks/wc leading into the stunning open plan living space.

The light and contemporary living area gives flexible family space for a lounge and dining room, with both areas benefiting from double door access onto the patio and stunning gardens. The living room is fitted with bespoke storage and display shelving. Additional custom built units can be found in both the study area and impressive triple aspect family room.

The open plan kitchen/breakfast room features a vaulted ceiling, a Smallbone kitchen with complementary high quality work surfaces and underfloor heating. The fitted appliances are from Siemens and include two integrated ovens, induction hob, Miele integrated dishwasher and two integrated fridges. There is a utility room which has space for further appliances. Double doors from the kitchen give side access to the garden and an outside seating area.

Stairs lead to the first floor which branches to the right to access the main bedroom suite and to the left for the main landing.

The triple aspect main bedroom has fitted wardrobes and a fully tiled ensuite shower room. From the main landing there is a Guest bedroom with ensuite with bedroom three featuring bespoke furniture and ensuite shower room, plus two further double bedrooms all served by the family bathroom.

The property is approached from a private road, leading to an extensive gravel driveway providing parking for several cars and a double garage for two cars. The well established south westerly garden wraps around the property on three sides with well stocked mature beds and borders. The garden also features a small orangery. A sun terrace to the rear and another to the side of the property provides ideal space for entertaining and alfresco dining.

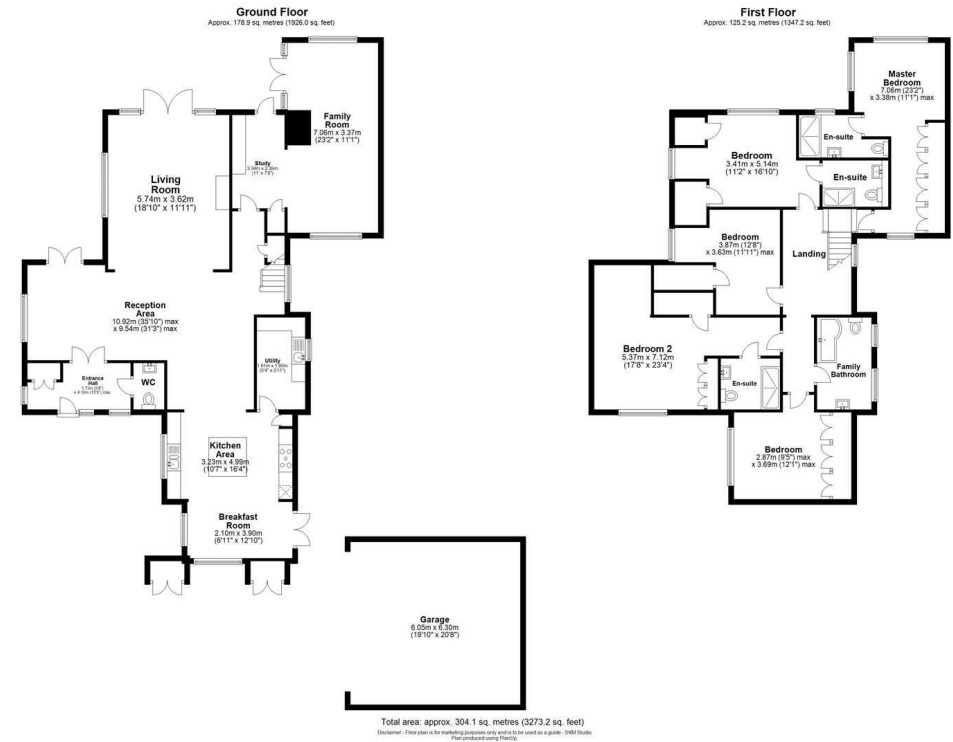
Services

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

Situation

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

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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