



New Road
Northchurch

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Offers In Excess Of £850,000

entrance lobby | snug | dining room | sitting room | kitchen | study | family room/bedroom six with ensuite shower room | utility | family bathroom | first floor landing | master bedroom with dressing area & ensuite shower room | four further bedrooms | family shower room | front & rear gardens | driveway parking

VIDEO: An individual detached family home offering generous and flexible accommodation and magnificent views, situated just moments away from Northchurch Common and the beautiful Ashridge Estate.

The principal living rooms and bedrooms of this light and spacious home benefit from superb, wide reaching views of the valley. The property further offers the flexibility to create a separate living space or annexe, if desired.

Outside, there is a bricked and paved courtyard garden to the rear, and a further sunny terrace to the side of the property. The main area of garden is to the front and features attractive landscaping with a generous lawn, mature planting and lovely outlook. A driveway provides ample off road parking.

The nearby National Trust Ashridge Park Estate offers picturesque country walks, bridleways and ancient woodland.

Services

Gas fired boiler serving domestic hot water and heating. Mains water and electricity. Septic tank & soak away.

Situation

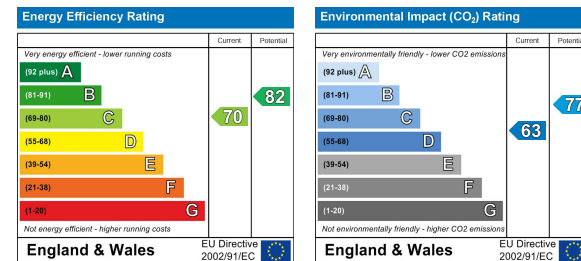
Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, the mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

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.

Approximate Gross Internal Area
Ground Floor = 127.7 sq m / 1374 sq ft
First Floor = 107.6 sq m / 1158 sq ft
Total = 235.3 sq m / 2532 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

