



Gooseberry End
Kingshill Way | Berkhamsted | Hertfordshire



Gooseberry End

A fine example of a light and spacious five bedroom, four reception room family home, situated in the popular market town of Berkhamsted. The house has been well maintained by the current owners and offers a fantastic opportunity for a family to make it their own.

Ground Floor

- Drawing room
- Kitchen/breakfast/family room
- Snug
- Sitting room
- Study
- Utility room and separate cloakroom

First Floor

- Master bedroom with ensuite
- Guest bedroom with ensuite
- Three further bedrooms
- Family bathroom

Outside

- Secure gated block paved driveway
- Double garage
- Ample parking
- Mature and private rear garden
- Gated access to Berkhamsted School playing fields.



Gooseberry End is situated at the end of a quiet and private cul-de sac and offers light, spacious and flexible accommodation of over 3,600sq ft. The large entrance hall provides a warm welcome into the house from which all principal reception rooms can be accessed. The study looks out to the front of the property, whilst the sitting room is dual aspect and generously proportioned, with large sliding doors to the rear and delightful views of the mature garden and beyond. There is an additional less formal snug adjacent, whilst the impressive kitchen/ breakfast/ family room is the real heart of the home and provides a fantastic space in which to entertain or gather as a family. This vast room features a well designed kitchen with large island, granite worktops and integrated appliances and door to the utility room. The space has been further extended with the addition of a stunning orangery with doors to the garden, which allows for further seating and dining options in addition to the formal dining room, ensuring a seamless flow to the downstairs living space. On the first floor the feeling of light and space continues. The master bedroom has extensive fitted wardrobes and an excellent en-suite with double sinks, bath and shower. The guest bedroom is also en-suite whilst there are three further double bedrooms, one currently used as a hobby room, and a family bathroom. Outside, the property is accessed by gates at the front onto a block paved driveway offering ample parking for numerous cars and leading to the double garage. The rear garden is wonderfully mature and private with open views and gate onto the Berkhamsted School playing fields. There is a sunny decking and paved terrace area, complete with water feature/plunge pool with the remainder of the garden laid to lawn with mature trees and hedges. An absolutely fantastic family home in a tucked away location which offers all one could need for modern day family living.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.

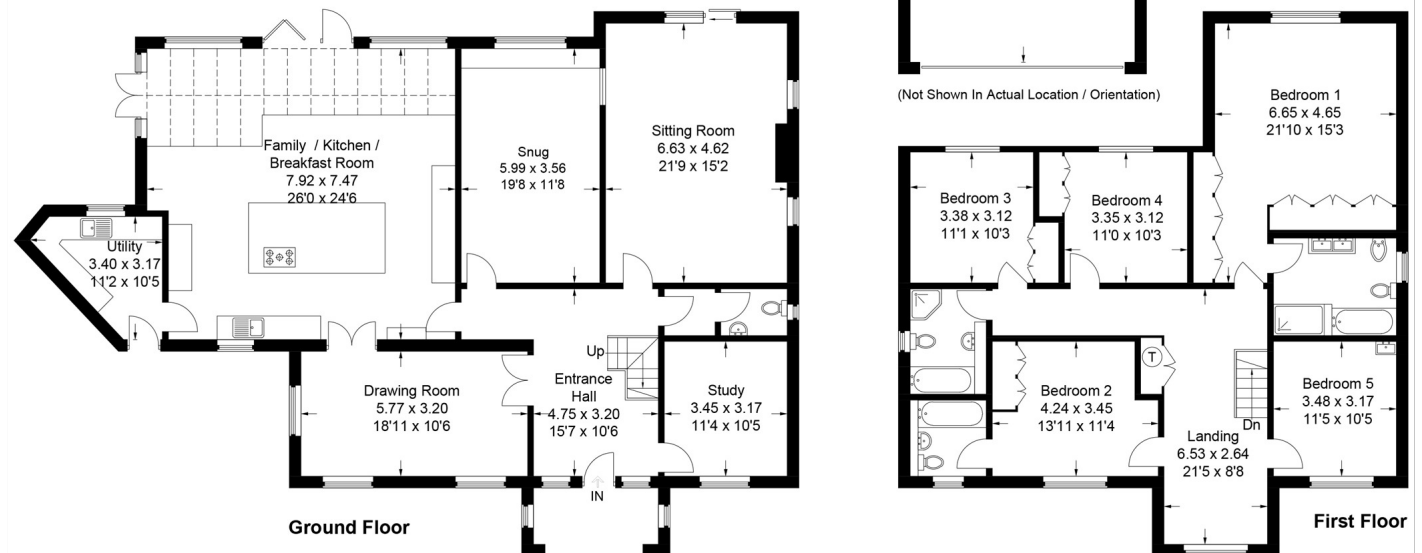


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

EPC Rating: C

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Approximate Gross Internal Area
Ground Floor = 181.4 sq m / 1,952 sq ft
First Floor = 123.3 sq m / 1,327 sq ft
Garage = 31.1 sq m / 335 sq ft
Total = 335.8 sq m / 3,614 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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