



Meadow View  
Gravel Path | Berkhamsted | Hertfordshire





## The Property

An immaculately presented five bedroom home with ancillary accommodation in the form of a one bedroom annexe. This superb family home is situated on a private mature plot of approx 0.52 acres in a highly desirable location within the popular market town of Berkhamsted.

## The Annexe

- Private entrance hall
- Stairs rise to landing
- Double bedroom
- Open plan sitting/ dining/ kitchen

## Ground Floor

- Welcoming split level entrance hall
- Light and spacious dual aspect sitting room
- Kitchen/ breakfast/ family room
- Dining room
- Superb conservatory
- Study
- Bar
- Cloakroom
- Utility room

## First Floor

- Principal bedroom with en-suite
- Two double bedrooms with Jack n' Jill bathroom
- Two further bedrooms
- Family bathroom with separate shower

## Outside

- Large terrace ideal for entertaining
- Beautiful mature garden
- Gated access onto substantial driveway
- Triple garage





Meadow View is a substantial family home offering over 4,400 sq.ft of light, spacious accommodation whilst situated in a delightfully secluded location. From the split level entrance hall, a small flight of stairs lead down to an inner hallway which provides direct access to the principal reception rooms. The sitting room, being dual aspect, is light and spacious with a feature gas fire offering a central focal point. The kitchen/ breakfast/ family room is an enormous space with large windows providing views of the westerly aspect of the garden. This room is perfect for the everyday family gatherings and more extensive entertaining as and when required. The large conservatory is of particular note, with views of the stunning south facing rear garden and has the added benefit of heating and air conditioning, suitable for all seasons! There are three further reception rooms currently utilised as a study, a bar and dining room. Completing the ground floor accommodation, there is a utility room and cloakroom. On the first floor, the principal bedroom has an en-suite with separate shower and a walk in wardrobe. Two double bedrooms share a Jack n' Jill bathroom with two further bedrooms utilising the family bathroom. The annexe is a fantastic space for long terms guests or permanent family members who require their own space. Outside, the beautifully stocked south facing rear garden wraps around the house to the west offering an excellent degree of privacy. Meadow View is approached via electric gates and a long gravel driveway up to the main house and triple garage.







## Property



Excellent choice of private and state funded nursery, primary and secondary schools within the town and surrounding areas.



Mainline rail service from Berkhamsted to London Euston approx 34 mins.



Excellent choice of independent shops and recognised High Street brands.



Superb road links with excellent access to M1, M24 and A41.



A range of sporting and recreational facilities including the sports centre, tennis, cricket and golf clubs. Ashridge Estate ideal for dog walks, cycling and horse riding.



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

Approximate Gross Internal Area (Including Garage / Excluding Void)

Ground Floor = 251.5 sq m / 2,707 sq ft

First Floor = 115.6 sq m / 1,244 sq ft

Annexe = 44.6 sq m / 480 sq ft

Total = 411.7 sq m / 4,431 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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**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.