



Winsford
Cross Oak Road | Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

A handsome and immaculately presented five bedroom, four reception room home offering over 3,300 sq.ft of accommodation and situated on a generous plot with driveway parking and garage.

Ground Floor

- Entrance hall
- Family room
- Sitting room
- Garden room
- Kitchen/dining room

Ground floor contd.

- Study
- Lean to offering superb storage

First Floor

- Principal bedroom with en-suite and dressing room
- Guest bedroom with en-suite
- Two further double bedrooms
- Family bathroom

Second Floor

- Double bedroom with en-suite
- Snug
- Access to superb loft storage

Outside

- Ample driveway parking
- Garage
- Front and rear gardens
- Patio area
- Summerhouse



Constructed in 1936 by the then renowned local builder Charles Harrowell as his personal home, Winsford offers a wealth of original features including the striking oak panelled reception hall and staircase. To the front of the house the family room is conveniently adjacent to the kitchen and features a characterful corner fireplace and attractive bay window incorporating a window seat. The sitting room is of particular note, with excellent proportions and a stone fireplace with log burning stove. A stylish 'Crittles style' glass wall and door leads through to the recently added Garden room with bi-fold doors, which enjoys views of the mature and private garden. The kitchen/ breakfast/ dining room also enjoys views to the rear garden and provides direct access to the study. Accessed from the kitchen is a large lean to which offers excellent storage and links to the garage which is currently used as a boot room/utility. Completing the ground floor accommodation is the cloakroom. To the first floor, the principal bedroom is a stunning recent extension which is dual aspect with Juliet balcony and has a dressing room and stylish en-suite. There is a guest bedroom with en-suite and two further double bedrooms serviced by the family bathroom. Stairs rise up to the second floor, where an impressive loft conversion has enabled a bright double bedroom with ample fitted wardrobes and en-suite and a second flexible room ideal as a snug. There is also excellent accessible loft storage space. Outside the delightful enclosed rear garden is wonderfully mature and has been thoughtfully landscaped with a large expanse of flat lawn and two patios for entertaining. To the front the gated driveway offers ample parking and access to the garage.





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.

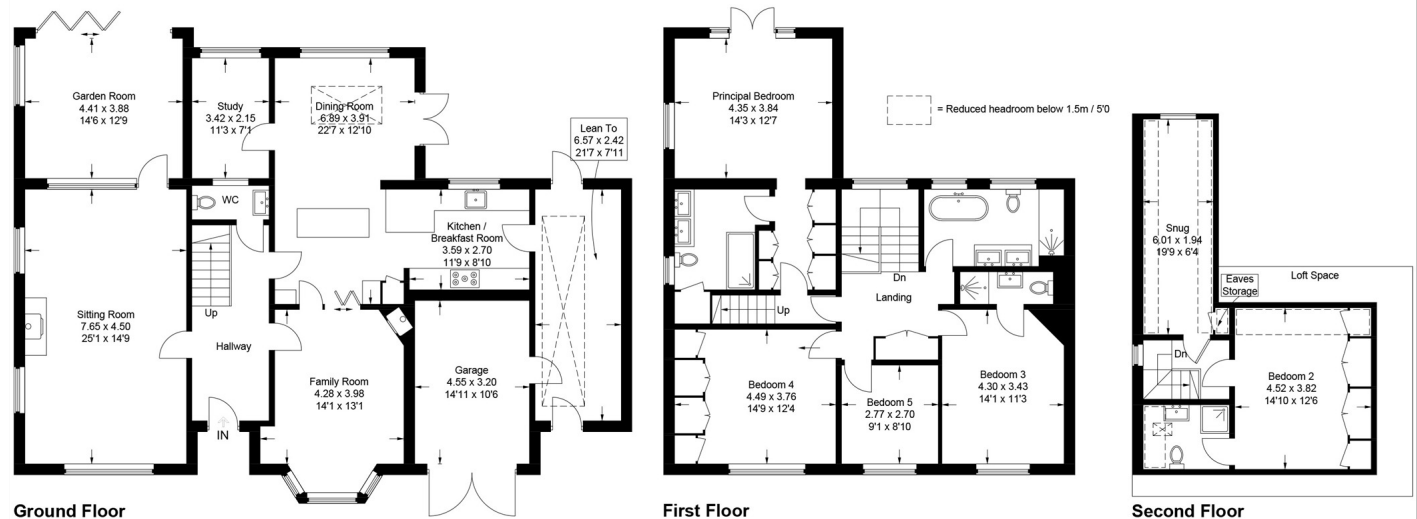


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

EPC Rating: D

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 = 166.7 sq m / 1,794 sq ft
 First Floor = 101.7 sq m / 1,095 sq ft
 Second Floor = 38.8 sq m / 418 sq ft
 Total = 307.2 sq m / 3,307 sq ft
 (Including Garage)



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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