



The Hollies
Ivy House Lane | Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

Situated in one of Berkhamsted's prime locations, The Hollies is a fantastic five bedroom home on a plot of approx 0.40 acres with far reaching views across open countryside.

Ground Floor

- Impressive galleried entrance hall
- Dual aspect sitting room
- Dining room
- Study
- Kitchen/ breakfast room
- Family room
- Conservatory
- Annexe room/reception five

First Floor

- Principal bedroom with dressing area and en-suite.
- Double bedroom with en-suite
- Three further double bedrooms
- Family bathroom

Outside

- Beautiful mature and private rear garden
- Amdega summer house with power supply
- Triple garage with EV charging
- Driveway parking for numerous vehicles



An immaculately presented detached five bedroom, five reception room home which is available to the open market for the first time in 30 years. The location is, without a doubt, one of the towns most desirable locations. The entrance hall provides access to the principal reception rooms; of particular note is the sitting room. Being dual aspect, the room enjoys plenty of natural light with views to the front and rear gardens. The dining room, family room and study are perfectly proportioned for their respective uses. From the family room, one accesses the Amdega conservatory, an ideal spot to enjoy the beautiful and mature garden. Completing the ground floor, there is a cloakroom, utility room and annexe room/reception five with separate entrance, offering living flexibility to the main accommodation. On the first floor, the dual aspect principal bedroom has a dressing area and en-suite with separate shower and bath. The guest bedroom is also en-suite and there are three further double bedrooms and the family bathroom. Outside the rear garden has a large area of lawn and an array of mature flowers beds and water feature. The large patio is ideal for entertaining in the warmer months. To the front, the driveway is paved and offers ample parking. The triple garage has electric up and over doors and offers fantastic scope to convert into further accommodation STP if required. The Hollies is a must see home in order to really appreciate what it offers.





The Area



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 in approx 34 mins.



Excellent choice of independent shops and recognised High Street brands within the town.



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



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



Extensive choice of places to dine out with many restaurants, cafes and pubs within the immediate town.



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.