



Gillams  
Cross Oak Road | Berkhamsted | Hertfordshire

FINE & COUNTRY



## The Property

A stylish and contemporary five bedroom home in a secluded plot in the popular and desirable market town of Berkhamsted.

## Ground Floor

- Light & spacious entrance hall
- Superb open plan kitchen/ breakfast/ family room
- Utility
- Dining room
- Sitting room
- Three double bedrooms
- Shower room with sauna
- Store cupboard

## First Floor

- Principle bedroom with en-suite
- Double bedroom
- Shower room

## Outside

- Home office
- Garden with mature apple tree
- Comprehensive vegetable and fruit garden
- Garage and gated driveway



A remarkable family home presented in immaculate order throughout with an emphasis on privacy, natural light and generous proportions. The current owners have undertaken an extensive renovation programme throughout their ownership, creating this very impressive and contemporary living space. On entering the hallway one is immediately struck by the double height ceilings in the hallway and openness with natural light from all angles. From the hallway stairs lead down to the superb open plan kitchen/ breakfast/ family room. The log burning stove adds to the cosyness during the winter months whilst the bi-fold doors, create a seamless entertainspace with the terrace during the warmer months. There are three further excellent reception rooms currently used as a dining room, sitting room and study. The three ground floor bedrooms, one currently used as a gym, are serviced by the stylish shower room which also boasts a sauna. Completing the ground floor accommodation, there is a separate utility room and a large store cupboard. On the first floor the principal bedroom has an en-suite. There is a further double bedroom and a separate shower room. Outside is quite special, the extensive vegetable and fruit garden even has Marshmellow plants! The detached home office is fully insulated and the main garden is wonderfully private and easy to maintain being mainly to lawn. The property is approached via a long paved gated driveway, the garage is oversized measuring approx 3.35m x 5.56m.





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.

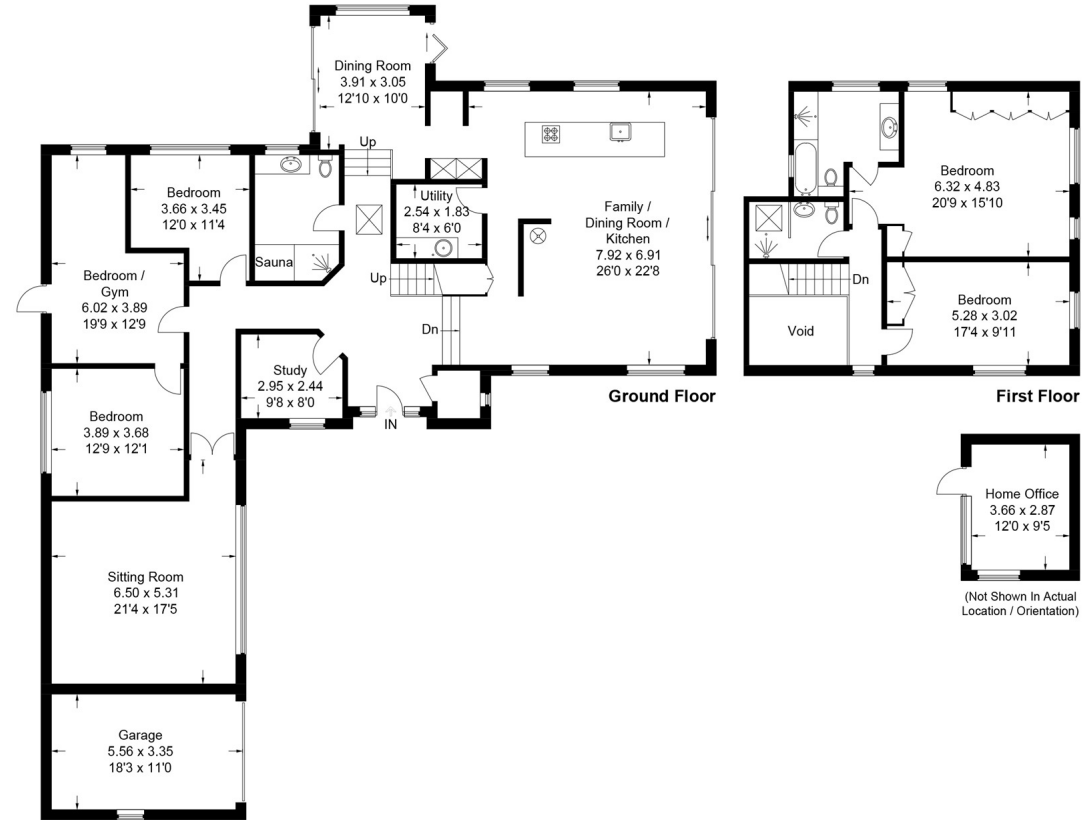


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

**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 = 204.7 sq m / 2,203 sq ft  
 First Floor (Excluding Void) = 63.8 sq m / 687 sq ft  
 Garage = 18.5 sq m / 199 sq ft  
 Home Office = 10.5 sq m / 113 sq ft  
 Total = 297.5 sq m / 3,202 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.

© CJ Property Marketing Ltd Produced for Fine & Country