



Charnwood  
Cross Oak Road | Berkhamsted | Hertfordshire

FINE & COUNTRY



## The Property

Available to market for the first time in 50 + years, this magnificent four bedroom family home is situated on a generous mature plot of approx 0.5 acres on one of Berkhamsted's most desirable roads.

## Ground Floor

- Entrance hall
- Sitting room with French doors to garden
- Dining room
- Kitchen/breakfast room
- Study
- Cloakroom

## First Floor

- Four double bedrooms
- Shower room
- Bathroom and separate w/c

## Outside

- Brick built outbuilding comprising utility and store
- Detached double garage
- Mature rear garden laid to lawn
- Ample frontage and driveway parking



Charnwood is positioned on a south east facing plot on a desirable road which is within walking distance to the High Street amenities and station. Offering a truly rare and unique opportunity for the discerning buyer, the property currently offers over 2200sq ft of accommodation which would benefit some modernisation or could be further extended or considered for a complete re-build, to create a bespoke home, subject to requirements and planning. As one would expect of a property of this age, the rooms are of generous proportions with large windows and fantastic views across the beautiful rear garden. The entrance hall is characterful and welcoming and leads through to the principal reception rooms. The kitchen/breakfast room is a convenient space to congregate as a family and has a door to the side of the property where a brick outbuilding houses the utility room and store. The study is adjacent, followed by the dining room with feature fireplace and large bay window overlooking the garden. The sitting room is triple aspect with French doors to the garden and a feature fireplace. A cloakroom completes the ground floor accommodation. Upstairs the bright landing leads to four double bedrooms which are serviced by a bathroom with separate w/c and additional shower room. Outside the property is approached by a sweeping driveway leading to the house and detached double garage. Charnwood is nicely set back within its plot with mature garden to the front as well as rear. The south east facing rear garden is mainly to lawn with mature trees and hedging.



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.

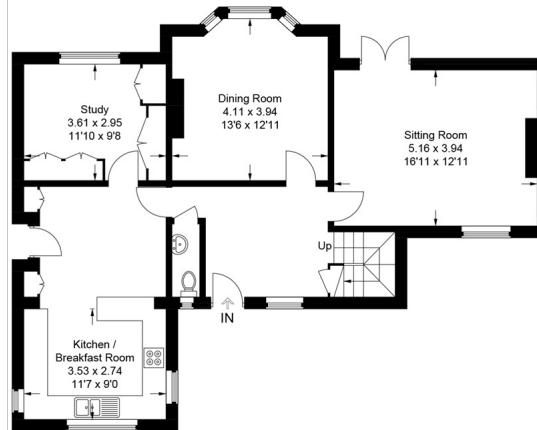


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

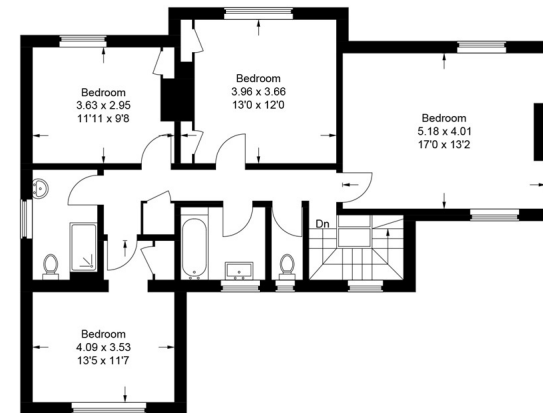
**EPC Rating: D**

**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.

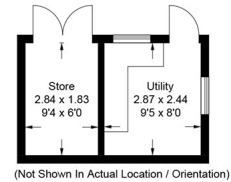
Approximate Gross Internal Area  
 Ground Floor = 84 sq m / 904 sq ft  
 First Floor = 83.3 sq m / 897 sq ft  
 Outbuildings = 40.2 sq m / 433 sq ft  
 Total = 207.5 sq m / 2234 sq ft



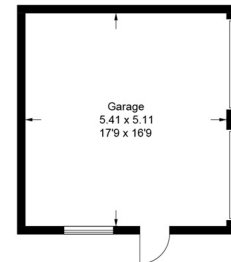
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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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