



Crossfields
Shootersway | Berkhamsted | Hertfordshire | HP4 3NN

FINE & COUNTRY



The Property

A substantial five bedroom detached property offering over 3,700 sq.ft of accommodation and situated on a mature and private plot approaching 0.5 acres.

Ground Floor

- Entrance hall
- Sitting room
- Three further reception rooms
- Kitchen/ breakfast room
- Utility room
- Cloakroom

First Floor

- Principal bedroom with en-suite
- Three substantial double bedrooms
- Family bathroom

Second Floor

- Double bedroom
- Store room

Outside

- Attractive mature plot of approx 0.46 acres
- Ample driveway parking
- Garage/ store



An impressive and substantial family home available for the first time in almost 30 years, offering superb and flexible accommodation. The large entrance hall provides direct access into the substantial sitting room with an attractive bay window and views of the garden. The kitchen/ breakfast room is spacious and well designed with a central island and space for a large breakfast table, providing an excellent entertaining space with double doors out to the garden and terrace. There are three further reception rooms currently used as a dining room, family room and study. Completing the ground floor accommodation, there is a cloakroom and utility room. On the first floor the principal bedroom has a large bay window which floods this spacious room with light and has an excellent en-suite with bath and shower. There are three further large double bedrooms and a family bathroom. Stairs rise up to the second floor where there is two further rooms, one is currently used as a bedroom and the other, as a storage space. Outside, the garden wraps around the property with is a large area of lawn and mature hedges to the boundaries and a detached garage/ store. The property is approached via a long gravel driveway which provides ample parking.





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 = 156.4 sq m / 1,683 sq ft
First Floor = 135.0 sq m / 1,453 sq ft
Second Floor = 53.5 sq m / 576 sq ft
Garage / Store = 12.9 sq m / 139 sq ft
Total = 357.8 sq m / 3,851 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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