



Keepers
Chesham Road | Berkhamsted | Hertfordshire | HP4 2SZ

FINE & COUNTRY

STEP INSIDE

Keepers

An exceptional five bedroom period residence situated on a secluded plot of approx. 2.25 acres with extensive outbuildings offering over 5,600 sq.ft in total and yet only approx. 1 mile from the desirable and bustling market town of Berkhamsted.

Keepers has been enjoyed by the current owners for over 20 years during which they have updated, extended and improved the property. The main house has four reception rooms to the ground floor providing plenty of flexibility to accommodate modern family lifestyles. The kitchen/ breakfast room, dining room and sitting room all enjoy south westerly views of the private and mature garden and paddock field beyond. The kitchen units by Mark Wilkinson, are hand made with granite work surfaces and an AGA. The dining room has a curved bay window maximising the light and views whilst the dual aspect sitting room is flooded with natural light and has a fireplace creating a central focal point. There are two further reception rooms currently used as a study and family room. Completing the ground floor accommodation, there is a generously proportioned lobby, utility room and cloakroom. On the first floor, the principal bedroom has built in wardrobes and an en-suite. There is another bedroom with en-suite, three further double bedrooms and family bathroom.











STEP OUTSIDE

Keepers

Outside, there is a large, two storey, brick built building which offers a further approx. 2108 sq.ft. This building has excellent potential for a number of uses, whether being fully converting into substantial ancillary accommodation, office space or leisure complex, the list goes on for each individual needs. A courtyard area to the front of this building is a sun trap and ideal for those warm summer days with friends and family to enjoy by the outdoor heated pool. There is a further building housing the pool equipment and boiler and a large open barn. Keepers is approached via electric operated gates onto a long shingle driveway which leads to the main house and garaging.

The grounds extend to approx. 2.25 acres of formal garden, kitchen garden area with water supply and a paddock with separate vehicular access. From the property, one can walk to Berkhamsted through Hockeridge and Pancake woods, which, depending on your walking pace, will take approx. 20 mins.

Please note that there is a planning application with perpetuity to extend bedroom three over the ground floor extension to create a further en-suite bathroom. This planning application is from 1990 and is reference number 4/0488/90. There is also a lapsed planning application to add an Orangery from 2009 reference number 4/01064/10/LDP.

Schools

Berkhamsted offers an array of excellent primary schools. For secondary education, the state-funded Ashlyns School is highly regarded, while Berkhamsted School provides private education from nursery through to A-levels.

Local Amenities

The town features extensive shopping facilities, including independent local shops and boutiques, as well as supermarkets like Waitrose and an M&S Food Hall. Dining options are plentiful, with many restaurants, bistros, and pubs. Berkhamsted also hosts Wednesday and Saturday markets, adding to the charm of this vibrant town. Sports and recreational facilities are superb, with a tennis club, cricket club, and the renowned Ashridge Golf Club nearby. The National Trust Ashridge Estate offers approximately 5,000 acres of protected woodland for walking, biking, or horse riding.

Transport

A mainline railway station in the centre of Berkhamsted provides direct access to London Euston in approximately 32 minutes. The A41 dual carriageway is easily accessed from the town, providing access to M25 Junction 20 (approximately 7 miles).

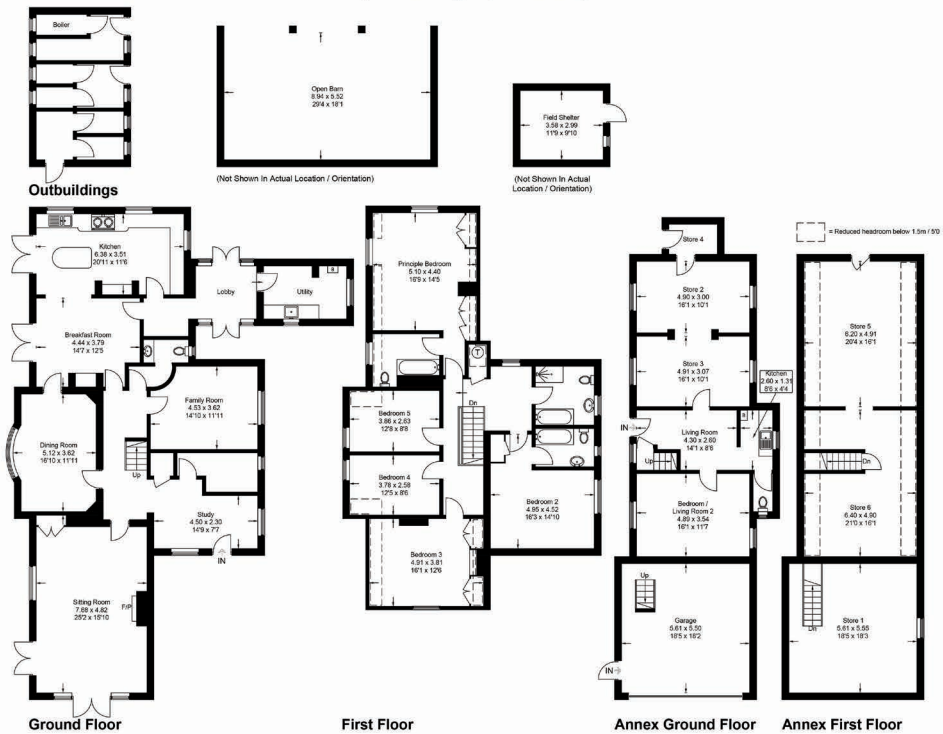
Services:

Oil-fired boiler for hot water and heating, mains electricity, mains water, and private drainage.

Local Authority: Dacorum Borough Council
Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
Ground Floor = 170.1 sq m / 1831 sq ft
First Floor = 124.2 sq m / 1337 sq ft
Annex Ground Floor = 70.7 sq m / 761 sq ft
Annex First Floor = 62.8 sq m / 676 sq ft
Garage = 31.2 sq m / 336 sq ft
Store 1 = 31.1 sq m / 335 sq ft
Outbuilding = 24.3 sq m / 261 sq ft
Field Shelter = 10.9 sq m / 117 sq ft
Total = 525.3 sq m / 5654 sq ft
(Excluding Open Barn)



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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