



Shootersway Lane | Berkhamsted | HP4 3NW
Offers In Excess Of £2,650,000



Dating back to the 1930s, this outstanding five bedroom detached home has been thoughtfully renovated to an exceptional standard, successfully blending its original charm with contemporary interiors and high quality finishes throughout.

The property offers an excellent balance of living and entertaining space. A welcoming entrance hall leads to a selection of elegant reception rooms, including a bright triple aspect sitting room with a bay window and wood burning stove, a generous family room with a mezzanine level, and a striking vaulted study. The bespoke kitchen is a standout feature, fitted with integrated appliances and opening into a spacious dining area and comfortable snug, creating the heart of the home. A further reception room, utility room, two cloakrooms and plant room complete the ground floor.

The indoor swimming pool suite is accessed directly from the house and incorporates a changing area.

On the first floor are five well proportioned bedrooms, one of which is currently used as a studio, including an impressive principal suite with a walk-in wardrobe and ensuite bathroom. The remaining bedrooms are served by a contemporary family bathroom with both a bath and separate shower. A loft room, accessed via a pull down ladder from the second bedroom, offers useful additional space.

Outside

Set within approximately 0.33 acres, the property enjoys private, wraparound gardens with established planting and well maintained lawns. Electric gates open onto a spacious driveway providing ample parking, together with a garage, storage room and garden shed.

Tenure

Freehold.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band H (Dacorum).

Situation

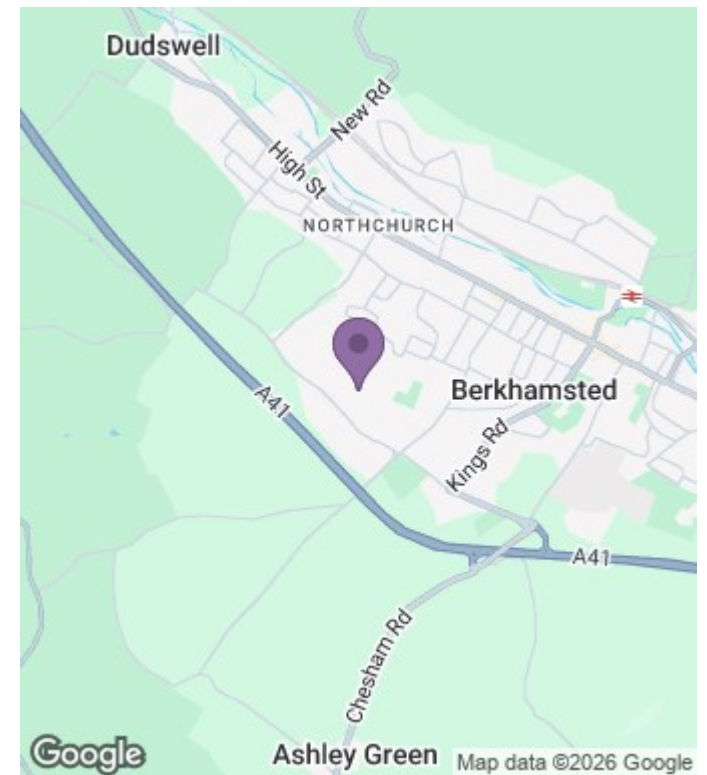
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).







- Sought after address
- Premier private road
- Approx 5,818 sq ft
- Upgraded throughout
- Five bedrooms
- Three bathrooms
- Versatile reception spaces
- Indoor swimming pool
- Ample driveway parking and garage
- Approx 0.33 acres



Wyndcliffe

Approximate Gross Internal Area
 Ground Floor = 336.7 sq m / 3,624 sq ft
 First Floor = 137.3 sq m / 1,478 sq ft
 Loft = 23.3 sq m / 251 sq ft
 Outbuildings = 43.2 sq m / 465 sq ft
 (Including Double Garage)
 Total = 540.5 sq m / 5,818 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.

Council Tax Band: H
 Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive		



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or service to this property nor do we have knowledge of any defects.





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