



High Street | Northchurch | HP4 3QL
Offers In Excess Of £1,000,000



A striking Victorian home, offering almost 3,000 sq ft of beautifully proportioned accommodation, together with a detached double garage, ample parking and a superb south-west facing garden.

The house has a wonderful sense of balance throughout, with elegant rooms and a layout perfectly suited to both family living and entertaining. At the heart of the home is an impressive 26 ft sitting room, filled with natural light and complemented by a separate dining room, conservatory and kitchen overlooking the garden. A useful utility room, cellar and downstairs WC add further practicality to the ground floor.

Upstairs, there are five generous bedrooms arranged across a spacious first floor, including a superb principal bedroom with ensuite shower room and a further double bedroom with ensuite bathroom. A family shower room and separate WC provide great flexibility for modern family living.

Outside

The rear garden is a real highlight, enjoying a desirable south-westerly aspect. A detached double garage, useful outbuilding and generous driveway add to the appeal, offering a level of space rarely found in homes of this period.

Occupying a central position in Northchurch, the property is well placed for Berkhamsted's excellent schools, amenities and transport links, while retaining the character, scale and presence of a distinguished late Victorian home.

Tenure

Freehold.

Services

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

Council tax band G (Dacorum).

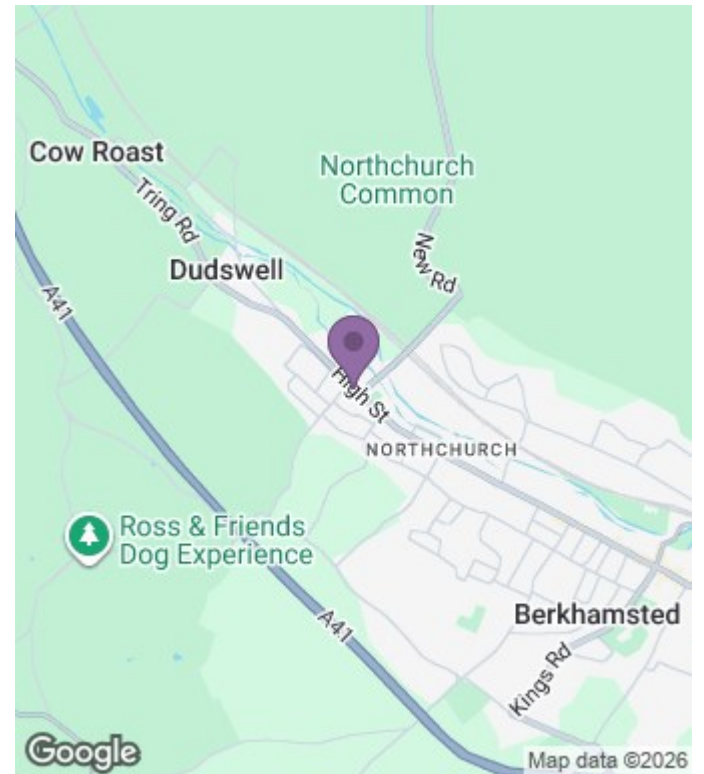
Situation

Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

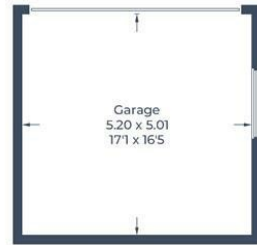




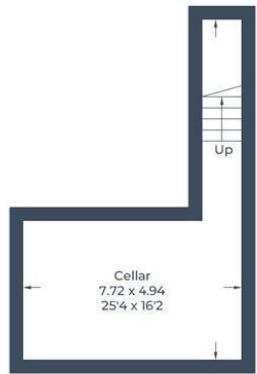
- 2,902 sq ft
- Five bedrooms
- Three bathrooms
- Three reception rooms
- Double garage & off street parking
- Generous rear garden
- Short walk to amenities



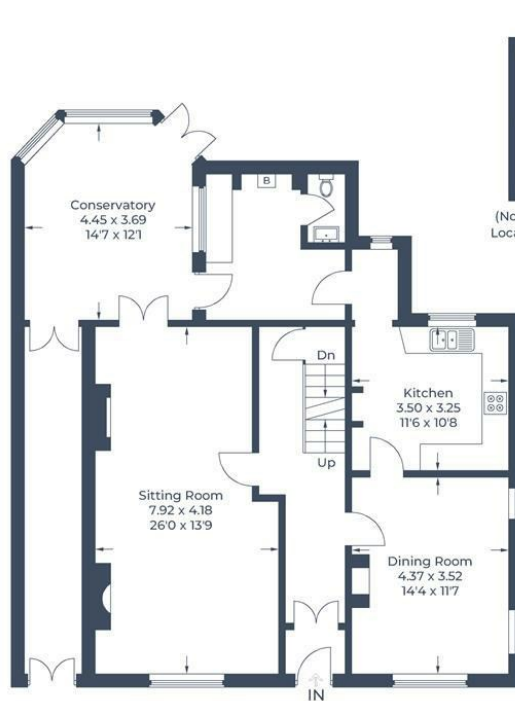
Approximate Gross Internal Area
 Cellar = 19.7 sq m / 212 sq ft
 Ground Floor = 117 sq m / 1,259 sq ft
 First Floor = 98.9 sq m / 1,064 sq ft
 Outbuildings = 34.1 sq m / 367 sq ft (Including Garage)
 Total = 269.7 sq m / 2,902 sq ft



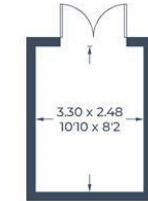
(Not Shown In Actual Location / Orientation)



Cellar



Ground Floor



(Not Shown In Actual Location / Orientation)

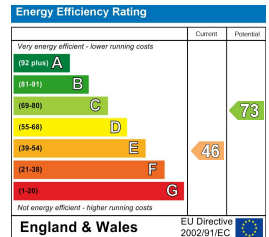


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band: G
 Tenure: Freehold

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