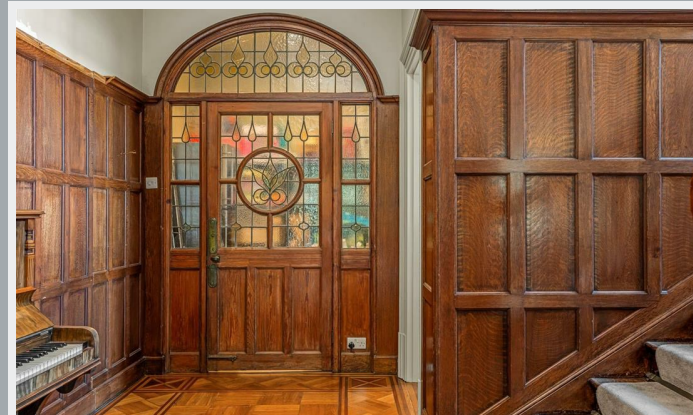
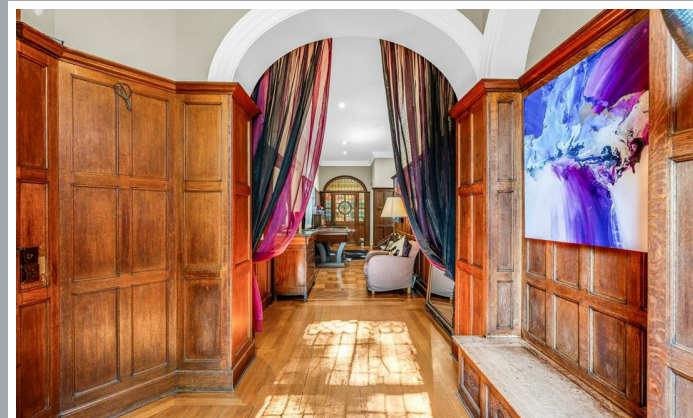




Little Berkhamsted
SG13 8LS
Price Guide £2,750,000



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The Manor House, Robins Nest Hill, Little Berkhamsted, Hertfordshire, SG13 8LS

A substantial wing of this historic country home occupying its own private gardens of over 6 acres within the heart of the highly sought after village of Little Berkhamsted. The stylish accommodation which benefits from some the best views in the area includes 3 principal reception rooms, a stylish kitchen and an expansive reception hall on the ground floor. On the first floor, are 3 large bedrooms including a large main bedroom with dressing room & en-suite, along with freestanding bathrooms in two of the bedrooms. On the second floor, there are 3 further double bedrooms, a kitchen, bathroom and an additional en-suite. Externally, the property is approached by its own long, gated driveway with the grounds surround the houses and extending to just over 6 acres.

Manor House occupies a delightful position in Little Berkhamsted, a picturesque Hertfordshire village surrounded by attractive countryside. The village has a traditional parish church and local shop, contributing to its peaceful rural character and strong sense of community.

For a broader range of day-to-day amenities, Hertford is around four miles away, provides a more extensive choice of shopping, dining and leisure facilities. Cuffley also lies approximately four miles to the south and offers supermarkets, shops, cafés and restaurants.

Families are well served by schooling in the surrounding area, with primary education available in nearby Bayford and a selection of state secondary schools in Hertford, with a selection of excellent independent schooling for all ages.

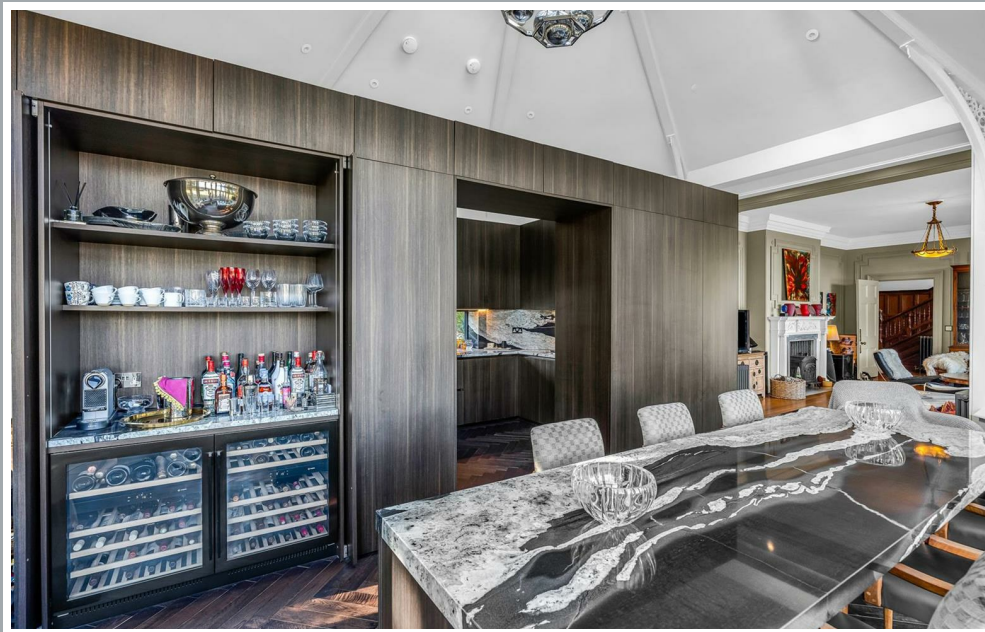
The village combines its appealing countryside setting with convenient transport links. Bayford railway station is approximately two miles away, with services into London Moorgate, while the A1(M), around six miles from the property, provides easy access to the wider motorway network.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



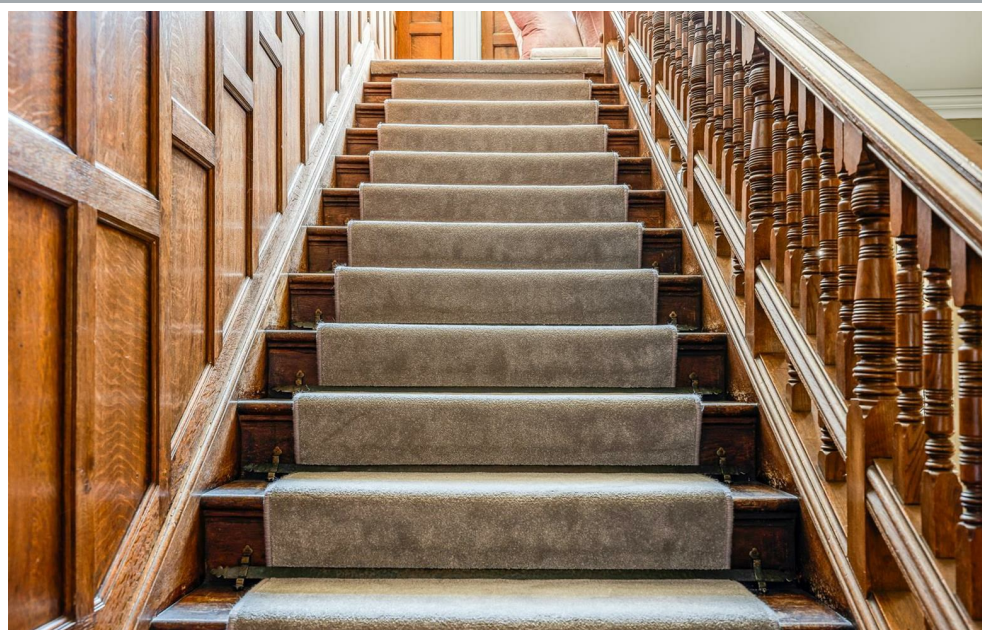
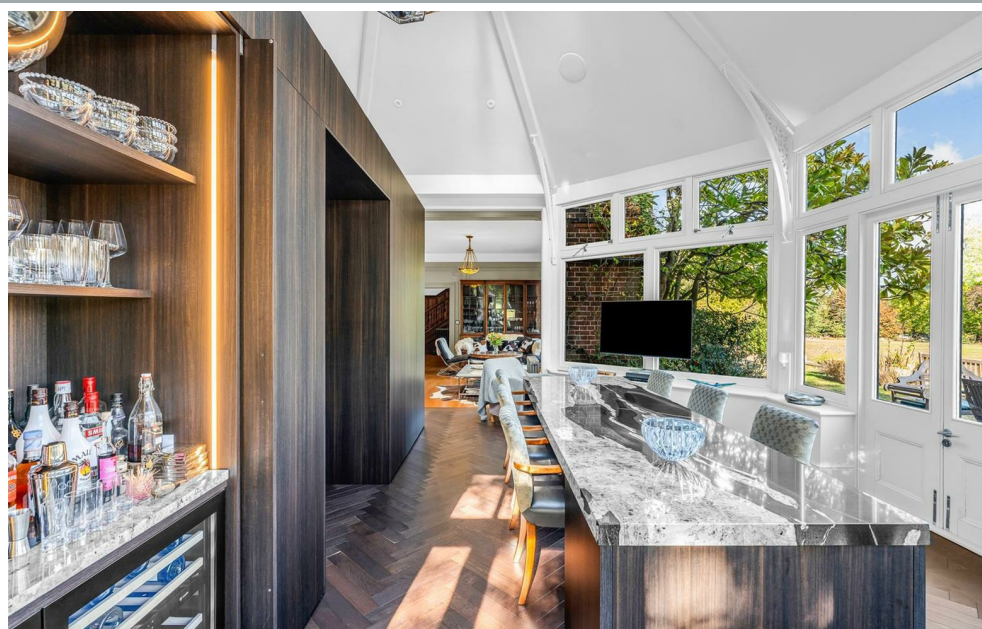
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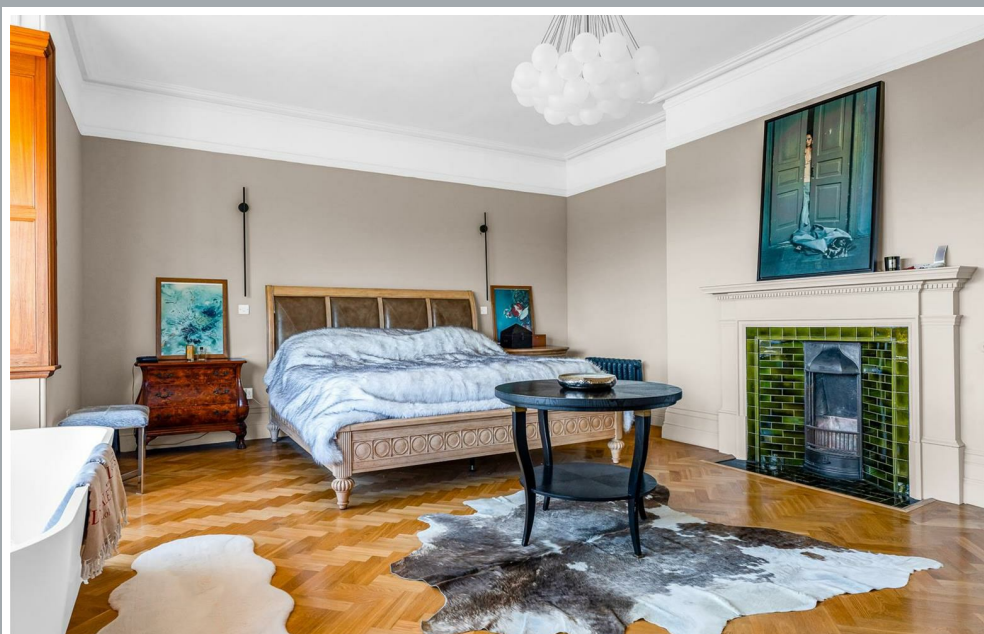
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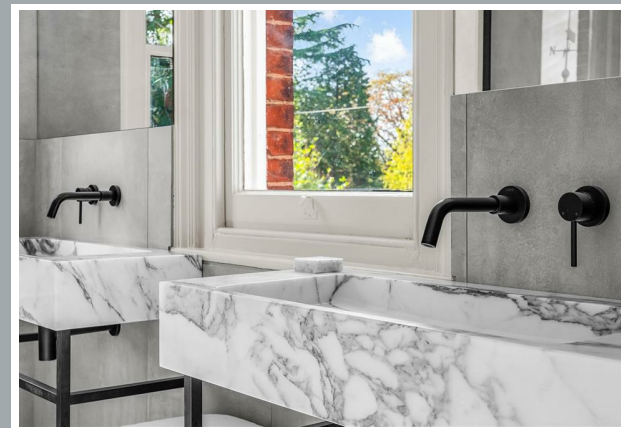
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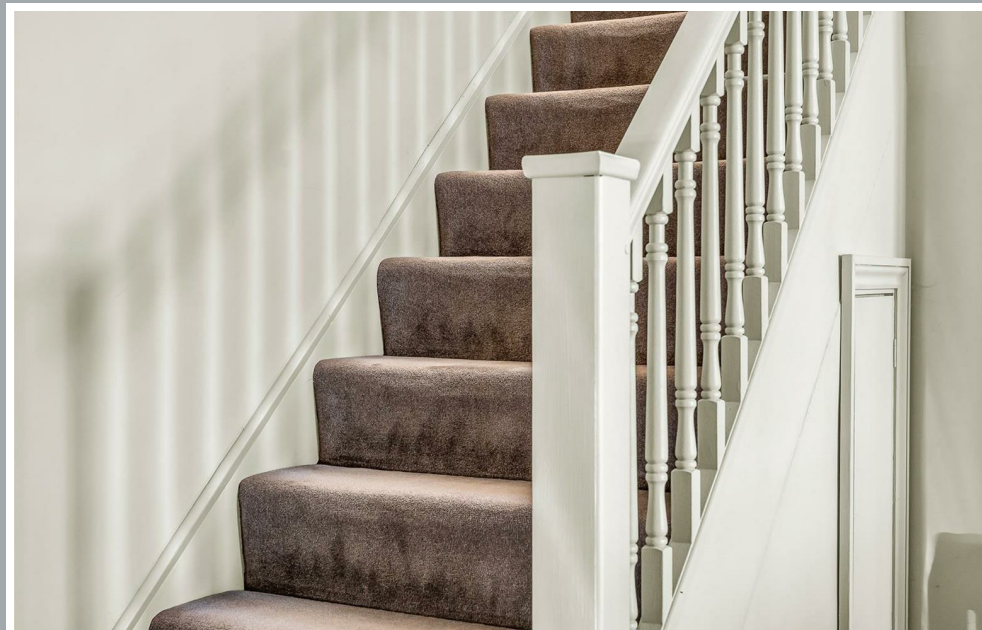
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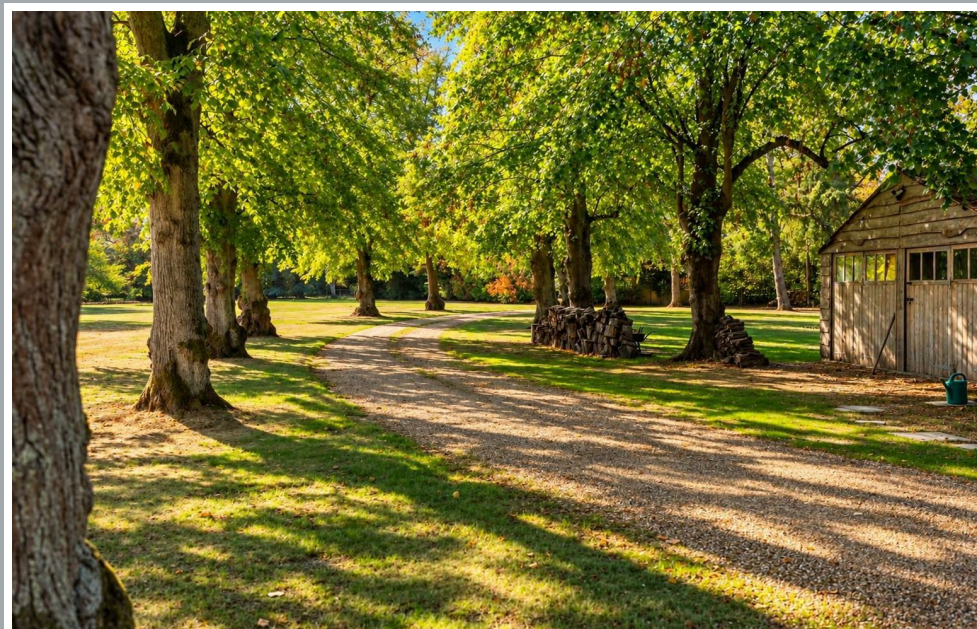
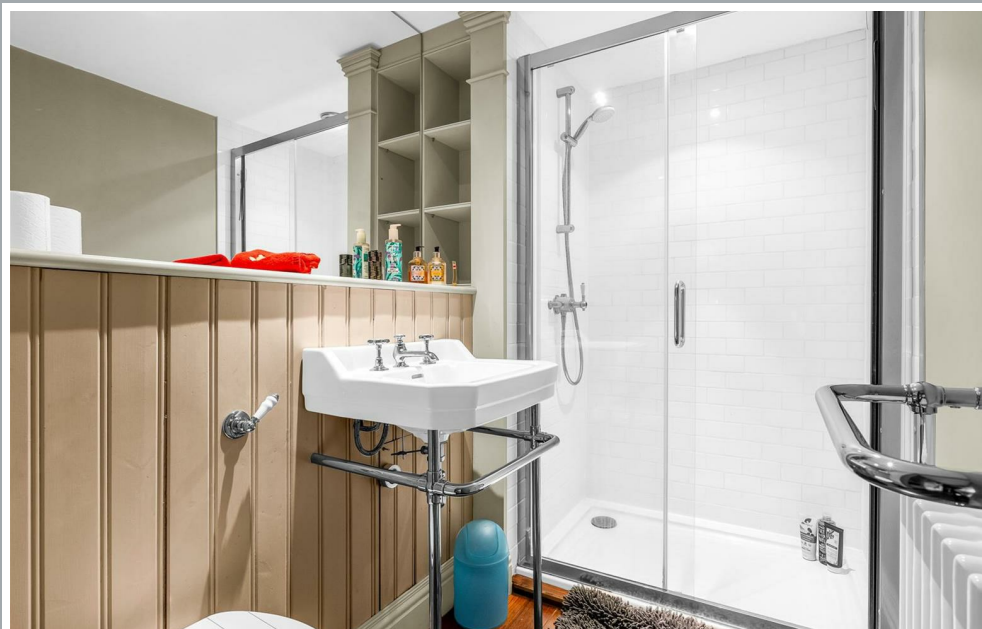
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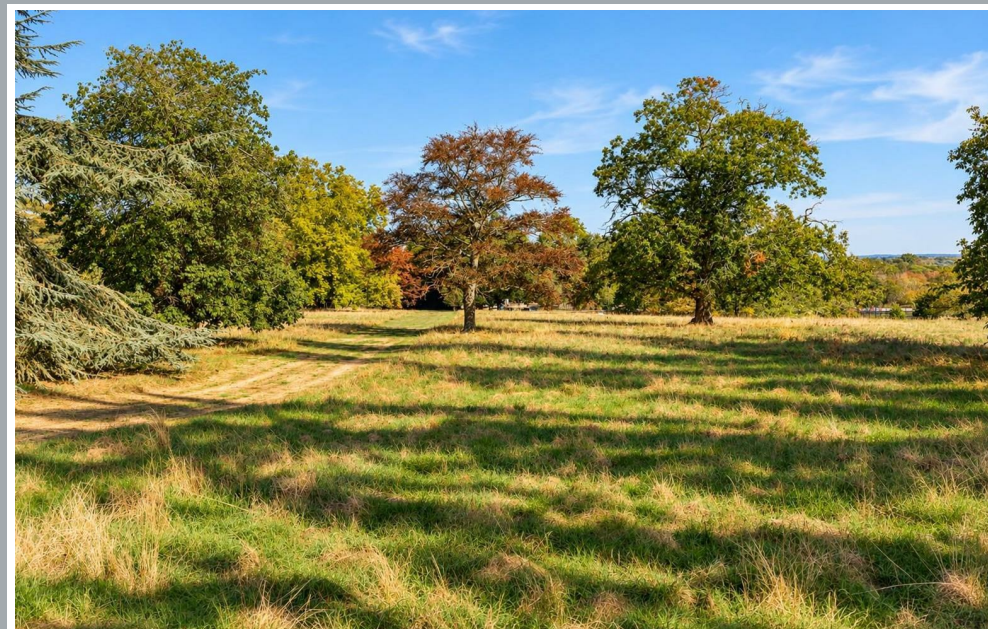
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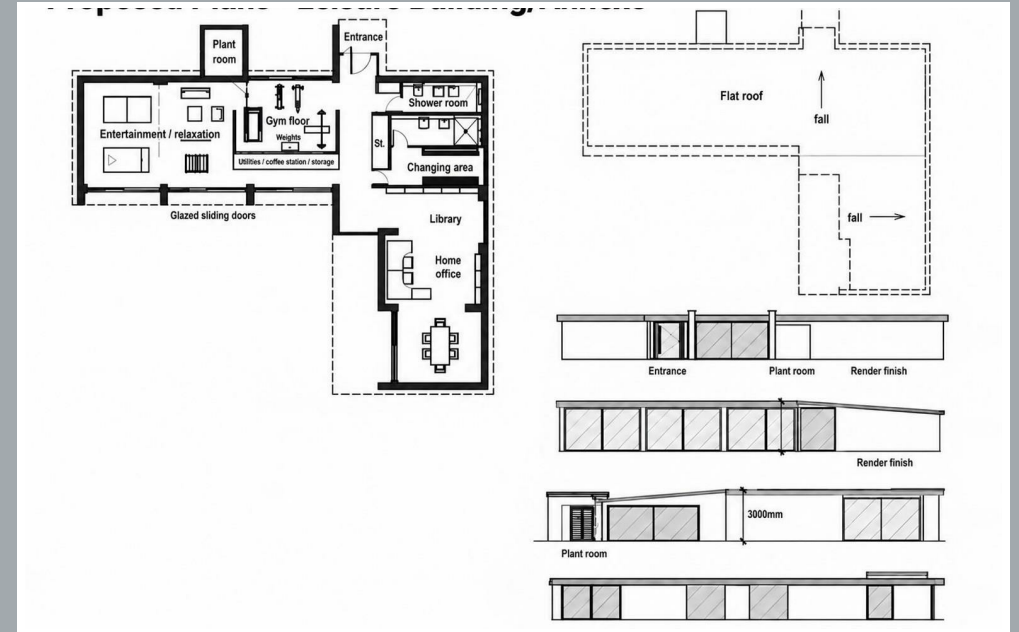
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Approximate Gross Internal Area 4671 sq ft - 433 sq m

(Excluding Garage & Outbuilding)

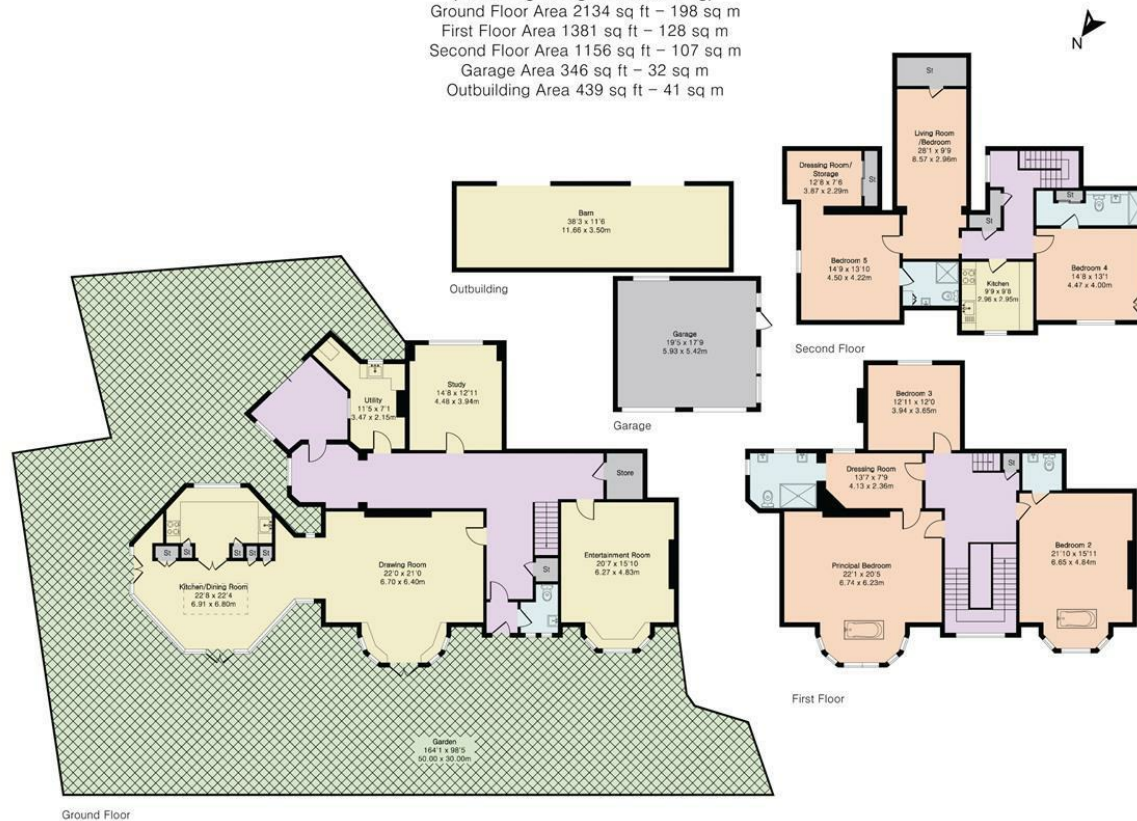
Ground Floor Area 2134 sq ft - 198 sq m

First Floor Area 1381 sq ft - 128 sq m

Second Floor Area 1156 sq ft - 107 sq m

Garage Area 346 sq ft - 32 sq m

Outbuilding Area 439 sq ft - 41 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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