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# Temptation comes in many forms...



Berkhamsted

PRICE GUIDE £1,250,000

# Berkhamsted

## PRICE GUIDE

£1,250,000

Located on the very edge of Ashridge Forest, this stunning barn conversion offers exceptionally flexible accommodation over two floors, measuring 2,300 sq ft in total, with a wealth of character features alongside a private rear garden. An ideal lock up and leave!



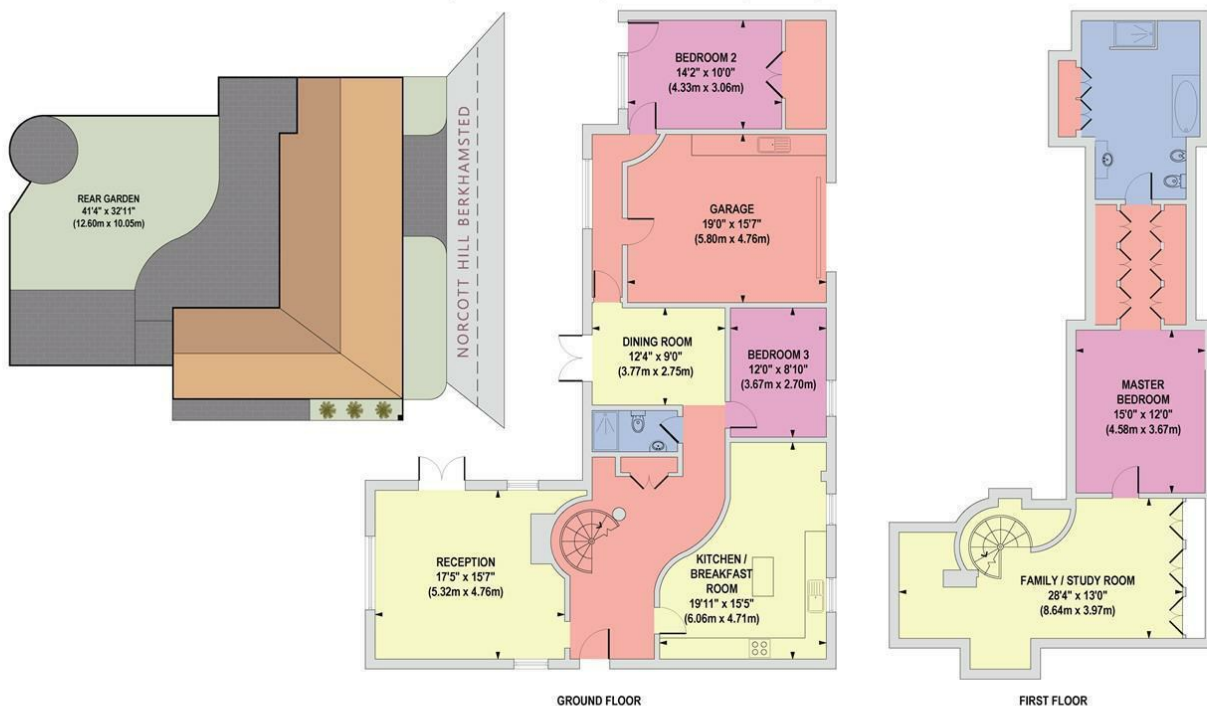
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## NORCOTT HILL

BERKHAMSTED

Approximate Gross Internal Floor Area

2388 sq. ft / 221.92 sq. m (Including Garage)  
2097 sq. ft / 194.90 sq. m (Excluding Garage)

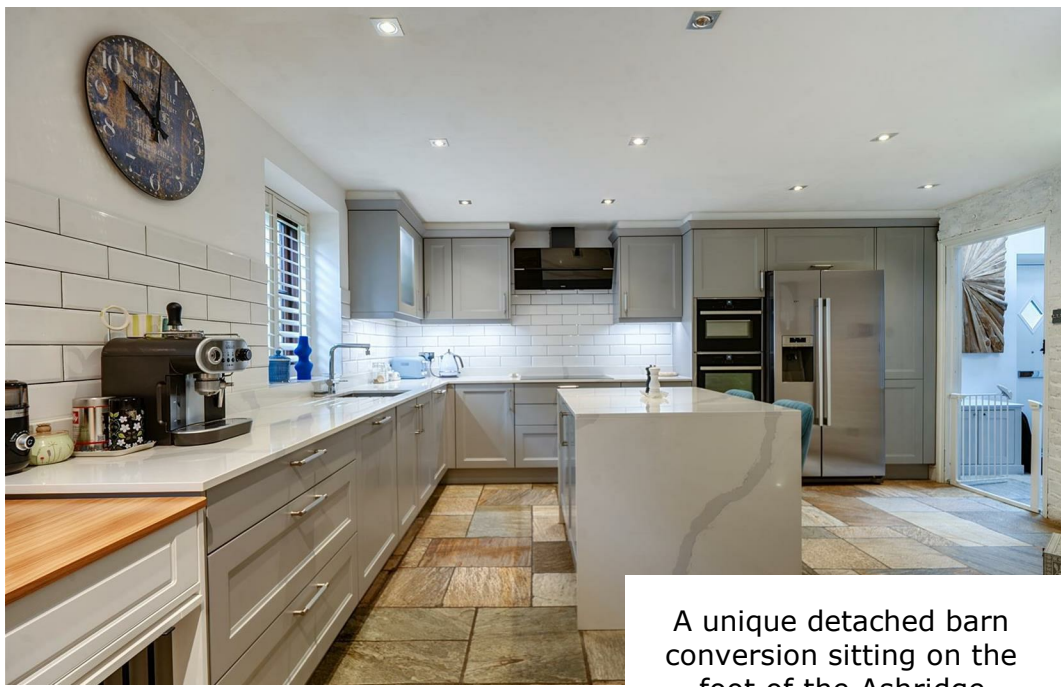


Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A unique detached barn conversion sitting on the foot of the Ashridge Estate yet only minutes from central Berkhamsted.



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#### Ground Floor

As you enter the front door a large reception hallway welcomes you into this unique barn conversion. To your left hand side a door opens to a grand main reception room which is dual aspect, with window to the side and French doors opening to the private rear gardens. Character features within this room include an exposed brickwork fireplace with cast iron wood burning stove inset, vaulted ceilings and an open minstrel gallery. Moving back to the reception hallway, a curved exposed brickwork wall wends it's way down the hallway with a door opening to a stunning refitted kitchen, large enough for a dining table and chairs in addition to the central island breakfast bar unit. There is a useful ground floor shower room which serves both the ground floor bedrooms, and a dedicated dining room opposite the kitchen.

#### First Floor

Rising to the first floor an extensive landing area is split into a study space within the minstrels gallery area, and overlooking the main reception room, and to the other aspect, a second living room with a range of fitted cupboards into the eaves spaces. A doorway opens into a magnificent main bedroom that has a range of high quality fitted wardrobes, and with two Velux windows to the rear aspect. A door then leads into a luxuriously appointed ensuite, which boasts a walk-in double width shower room, panelled bath, vanity sink unit and low level wc.

#### Outside

To the front of the property a block paved driveway leads to the one and a half width garage with electric roller door. The South/West facing rear garden is fully enclosed by a characterful brick wall. Directly to the rear of the property is a flagstone patio area leading onto the main portion of the garden which is laid to lawn. In one corner there is a raised sandstone patio area, and to the other a pitched roof pergola. The rear garden is the perfect space for entertaining family and friends long into the summer evenings, and is ideally positioned to make the most of the setting sun.

#### The Location

Berkhamsted & Northchurch commons are the largest in the Chilterns at some 427 hectares. Northchurch common is one of the five commons found on the National Trust's Ashridge Estate.

Berkhamsted & Northchurch commons were registered together and form a large arc of common that stretches from Northchurch over towards Frihdsden and down to Potten End. The commons are criss-crossed by paths and tracks, many of which are rights of way. Parts of Berkhamsted common are used by the Berkhamsted Golf Club. Northchurch common is the most open of the commons on the Ashridge Estate with and the large area of pasture alongside the B4506 a notable feature.

#### Transport Links

Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

#### Schooling In The Area

There are a number of excellent schools in the area including Berkhamsted Independent School for Boys and Girls, Merchant Taylors for Boys, Heatherton House, Royal Masonic School and Wycombe Abbey School for Girls. There is also the world famous Ashridge Management College and Tring Park Performing Arts School.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by

Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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