REGENT
ESTATES

NORTHCHURCH COMMON, BERKHAMSTED

£1,125,000 Freehold

ACCOMMODATION

Sunhaven is set amidst the natural beauty of Northchurch Common, situated on the edge of the National Trust Ashridge estate. This four-bedroom detached bungalow occupying a third of an acre is set on a generous and private plot. Surrounded by greenery and boasting a quiet, rural and setting.

The property is located within walking distance of the highly regarded Bridgewater and Northchurch schools, making it an excellent choice for families. In addition to its peaceful setting, the home also enjoys convenient access to nearby amenities in Berkhamsted and Northchurch, combining the best of rural and town living.

The home's charm is evident throughout, from its well-proportioned reception rooms to its tranquil garden views. The light-filled dining room, with its built-in bookshelves and French doors opening onto the garden, creates a warm and inviting space. The spacious kitchen overlooks a conservatory, ideal for enjoying the surrounding garden year-round. Upstairs, four bedrooms provide flexible living space for family and guests.

Externally, the large driveway (allowing parking for several vehicles) and the substantial garden offers fantastic scope for landscaping or extensions (subject to planning permissions). The property's outbuildings and garage further enhance its versatility, whether for storage, hobbies, or use as a workshop.

With its sought-after location, proximity to excellent schools, and potential for improvement, this home is a rare find.

The property is surprisingly conveniently placed on the edge of Northchurch Common and walkable to walk into Berkhamsted. Northchurch Common is one of the most sought after spots in the local area. Northchurch has a selection of local shops, whilst Berkhamsted offers a wide range of educational facilities for children of all age groups.

The mainline station, with fast and frequent services to London (Euston approximately 35 minutes) is within walking distance and easy access to the A41 bypass and M25 motorway.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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Total area: approx. 201.8 sq. metres (2172.2 sq. feet)

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