
REGENT
ESTATES

NORTHCHURCH COMMON, BERKHAMSTED

£1,500,000 Freehold

ACCOMMODATION

A stunning high specification detached home situated in a superb plot in this highly sought after rural location approached via a gated access and driveway.

The entrance door opens into the entrance hall with a vaulted ceiling and stairs which lead up to a galleried landing. The large sitting room is bright and spacious with bi-fold doors leading to the rear terrace.

Steps lead up to a magnificent fully fitted kitchen/breakfast room with a vaulted ceiling and further bi-fold doors also leading onto the rear terrace. The fully equipped utility room has a door leading to the side access. From the kitchen a door leads into a Large and spacious bedroom with an en suite bathroom and views up to the garden.

There is a further ground floor bedroom and family bathroom. The first floor landing provides access into 2 double bedrooms each with en suite bathrooms.

The gardens are mainly laid to lawn with many mature trees and bordered with woodlap fencing providing good privacy. The front of the property has a block paved parking area with parking for several vehicles.

The property is surprisingly conveniently placed on the edge of Northchurch Common and although it is still a healthy walk, it is possible to walk into Berkhamsted. Northchurch Common is one of the most sought after spots in the local area and abuts thousands of acres of National Trust Land. Northchurch has a selection of local shops, whilst Berkhamsted offers a wide range of educational facilities for children of all age groups, including the renowned Berkhamsted School for both boys and girls, and Ashlyn Secondary School.

The mainline station, with its fast and frequent services to London (Euston approximately 35 minutes) is within walking distance, and easy access can be gained to the A41 bypass, providing a fast link to the M25 motorway at Kings Langley (Junction 20) and from there the national motorway network and international airports.

LOCATION

A stunning high specification detached home

OUTSIDE

Entrance Door, Vaulted Entrance Hall, Large Sitting Room, Superb Vaulted Kitchen/Breakfast Room, Vaulted Bedroom with En Suite, Utility Room, Vaulted Bedroom with En Suite, Bedroom 4 and Family Bathroom, First Floor Gallery Landing, 2 Further Bedrooms both with En Suites, Gardens and Parking.

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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