



Gilpins Ride
Berkhamsted



Offers In Excess Of £1,400,000

entrance hall | kitchen/dining room | utility | sitting room | study | family room | WC | first floor landing | master with ensuite bathroom & dressing area | four further bedrooms | family shower room | front & rear gardens | garage & driveway parking

Set in attractive established gardens in a sought-after leafy side road, this five bedroom detached family home offers generous accommodation and excellent scope for remodelling (STPP).





Ground floor accommodation currently includes a spacious dual-aspect sitting room with parquet flooring, feature fireplace, and a lovely outlook on to the garden. Reception space continues with a family room and a separate study. The large well-equipped kitchen/dining room benefits from an adjoining utility, while a WC is conveniently located off the hallway.

Upstairs, the master bedroom features ample fitted storage and an ensuite bathroom. A further four good-sized bedrooms are served by the family shower room.

Outside

There are beautiful mature gardens to the front and rear, featuring extensive lawns, mature trees and hedging, and established planting. There is also the benefit of a tandem garage and ample driveway parking to the front.

Located in a peaceful, family-friendly cul-de-sac, this desirable property is also within easy walking distance of the station and Berkhamsted's thriving High Street.

Owned and cared for by the same family for 55 years, this cherished home represents a fantastic opportunity for buyers to customise to their own tastes and requirements, subject to the necessary local authority planning consents.

Tenure

Freehold.



Services

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

Council tax band G (Dacorum).

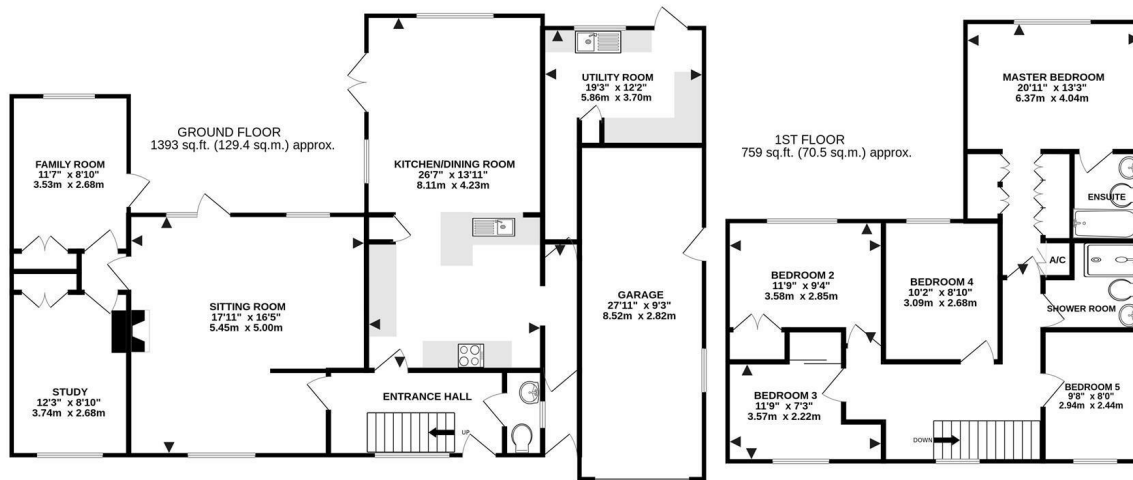
Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).



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GILPINS RIDE, BERKHAMSTED HP4 2PD
TOTAL FLOOR AREA : 2152 sq.ft. (199.9 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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