










New Road, Northchurch, Berkhamsted, HP4 |

 5 Bedrooms  3 Bath/Shower Rooms  3 Reception Rooms  Triple Carport and Driveway  Set within approximately 6.18 acres

 EPC Band D  Council Band: Main property – H £4,833.70 Mobile Home - Band A £1,611.23 (2026/2027)

 Dacorum Borough Council

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The
Collection
TOWN | COUNTRY | EQUESTRIAN

New Road, Northchurch, Berkhamsted, HP4

Impressive country property with equestrian facilities, extensive outbuildings and approx. 6.18 acres, in a private rural setting with far-reaching countryside views.

📍 **Elevated position on the edge of Ashridge Estate**

📏 **Approx. 6.18 acres of land**

🏠 **Spacious detached country home**

🏡 **Extensive outbuildings and stabling**

🛏 **Versatile accommodation**

🚗 **Easy reach of Berkhamsted**

🌳 **Sought-after rural location**

Description

Occupying an elevated position on the edge of the Ashridge Estate, this substantial detached country home enjoys a private setting with far-reaching views across the surrounding countryside. Set within approximately 6.18 acres, the property combines generous family accommodation with extensive outbuildings, stabling and paddocks.

Approached via a country lane, electric gates open onto a driveway providing ample parking. The grounds comprise formal gardens and grazing land, offering an attractive environment for equestrian, smallholding or lifestyle use. A terrace adjoining the house provides an excellent space for outdoor entertaining, while a balcony to the front enjoys views across the valley.

The accommodation extends to over 4,700 sq ft and is arranged across three floors. The ground floor includes a spacious entrance hall, kitchen/breakfast room, sitting room opening to the dining room, utility room and cloakroom. On the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite facilities, together with a family bathroom. The lower ground floor offers particularly versatile accommodation, currently incorporating additional reception space, bedrooms, kitchen and bathroom facilities. This area could suit a variety of requirements, including annexe accommodation or multi-generational living.

A notable feature of the property is the extensive range of outbuildings, including a large barn, workshops, stabling and a studio above the triple car port, suitable for guest accommodation, staff use or home working. In addition, a substantial detached outbuilding offers further flexibility for leisure, office or recreational purposes. The property is served by oil-fired central heating and a private water treatment system for drainage.

The property offers a rare opportunity to acquire a well-equipped country home in a sought-after rural location, whilst remaining within easy reach of Berkhamsted and its mainline station to London Euston. Please note that a right of way exists over part of the land to the neighbouring property. There are two individual council tax charges. Main property - Band H £4,833.70 and Mobile home - Band A £1,611.23 (2026/27).



Location

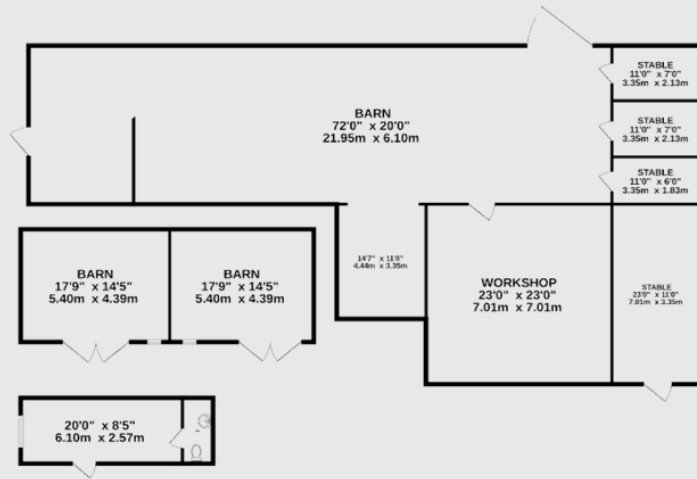
Conveniently located near Aldbury and Northchurch, with Berkhamsted close by offering a wide range of amenities and a mainline station to London Euston. The area is well regarded for schooling and provides easy access to the Ashridge Estate and surrounding Chiltern countryside.







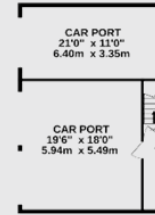
OUTBUILDINGS
3348 sq.ft. (311.0 sq.m.) approx.



LOWER GROUND FLOOR
1766 sq.ft. (164.1 sq.m.) approx.

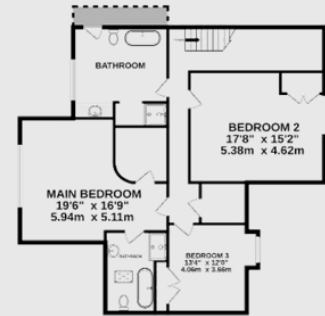
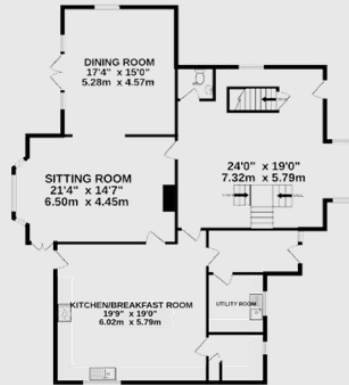
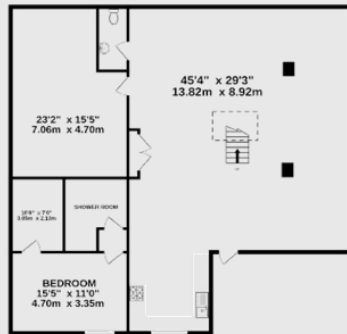
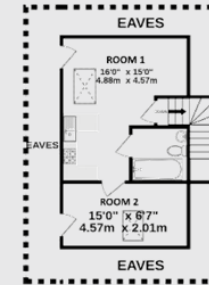
GROUND FLOOR
1584 sq.ft. (147.1 sq.m.) approx.

OUTBUILDING - GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
1193 sq.ft. (110.8 sq.m.) approx.

OUTBUILDING - 1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



STUDIO
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 9218sq.ft. (856.4 sq.m.) approx.

TOTAL FLOOR AREA EXCLUDES THE CAR PORT AREAS

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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Contact one of our property experts today:

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