



Hunters Park, Berkhamsted HP4 2PT



Situated in the desirable and exclusive Hunters Park development, located off Gravel Path, this well-maintained five-bedroom detached home offers 2428 sq ft of versatile and spacious accommodation ideal for modern family living. The property provides three reception rooms, offering excellent flexibility for family life, entertaining, home working or additional living space. The accommodation is complemented by five bedrooms, making this an ideal long-term family home. One of the property's standout features is the stunning rear garden, which enjoys a wonderful outlook over adjoining farmland, creating a peaceful and private setting that is particularly rare for such a central location. Externally, the property benefits from a garage and driveway parking for two cars. Its position is equally appealing, with Berkhamsted High Street, its excellent selection of shops, cafés, restaurants and amenities, all within easy walking distance.

Location

Berkhamsted mainline station is also conveniently accessible, providing a direct rail service into London. There is an excellent choice of preparatory and senior schools in the area including Berkhamsted Collegiate School for Boys and Girls, Beechwood Park, Westbrook Hay and the Tring Park for the Performing Arts. There is also the world famous Ashridge Management College within the Ashridge Estate.

There is an excellent range of leisure facilities in the area including walking and horse riding and biking throughout the Ashridge Estate. Nearby Championship golf courses include Ashridge, Berkhamsted and The Grove at Langleybury.

Combining a sought-after location, generous and versatile accommodation, beautiful countryside views and excellent parking, this is a wonderful opportunity to acquire a substantial family home in one of Berkhamsted's most desirable locations.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to

Hunters Park, Berkhamsted

- Five bedroom detached family home
- Exclusive Berkhamsted location
- Three reception rooms
- Stunning rear garden overlooking farmland
- Garage and driveway parking

Tenure: Freehold EPC Rating: C

Council Tax Band: G

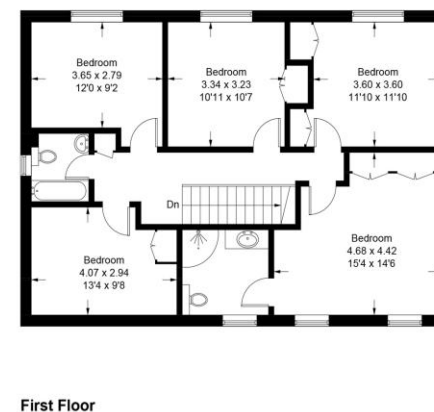
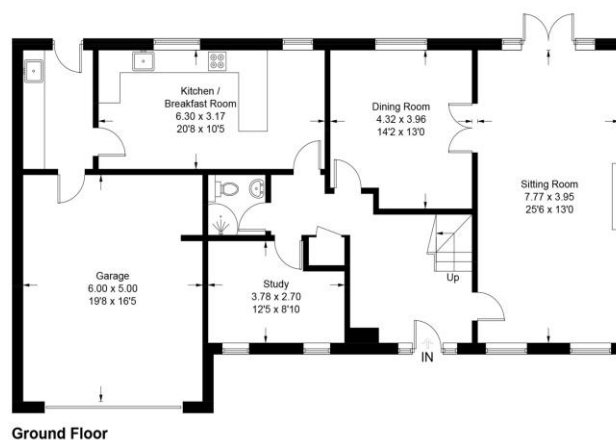
offers in the region of

£1,600,000

A rare opportunity to acquire a superb five-bedroom detached family home in the exclusive Hunters Park, located off Gravel Path, offering three reception rooms, a double garage, parking for two cars and a stunning rear garden overlooking open farmland.

Hunters Park

Approximate Gross Internal Area = 225.6 sq m / 2428 sq ft
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1338474)

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Property Reference:
BKH103438 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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