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Temptation comes in many forms...



Berkhamsted

OFFERS IN EXCESS OF £1,500,000

Berkhamsted

OFFERS IN EXCESS OF

£1,500,000

The best of town meeting country. Only 10 minutes walk to the town centre and station yet boasting a semi rural position alongside the canal and countryside on a level plot of 3/4 acres. Fully refurbished and offering high specification fixtures and fittings alongside a flexible layout with 5 bedrooms and 3 bathrooms. A stunning open plan kitchen/dining/family room with wood burning stove opens directly to the main garden.



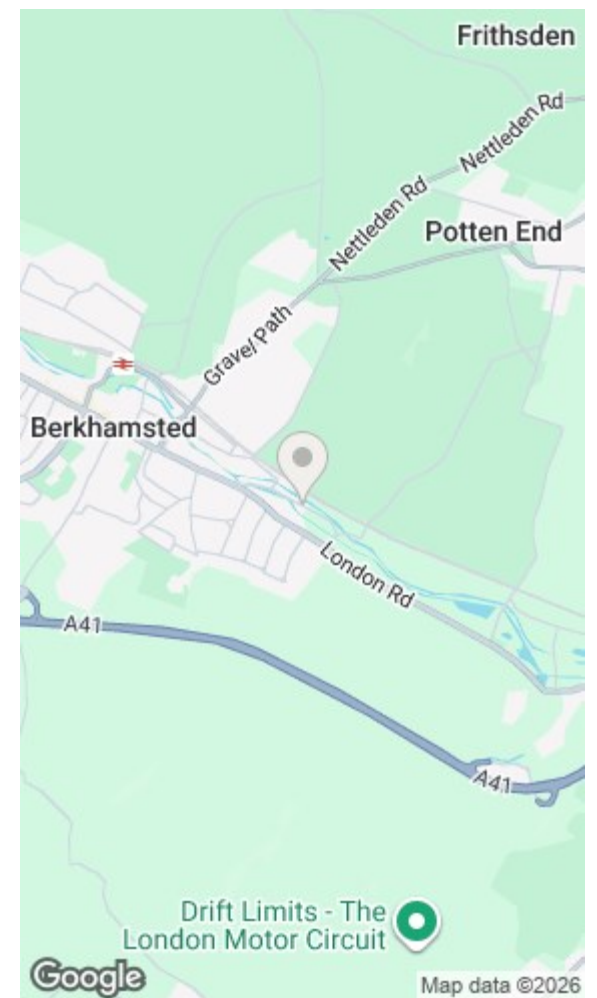
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The Smallholding, Bank Mill Lane, Berkhamsted, HP4

Approximate Area = 2392 sq ft / 222.2 sq m
 Limited Use Area(s) = 101 sq ft / 9.4 sq m
 Garage = 309 sq ft / 28.7 sq m
 Total = 2802 sq ft / 260.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Sterling Homes. REF: 1261914



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
58	78	58	78

England & Wales EU Directive 2002/91/EC





A wonderfully flexible family home ideally positioned for easy access to the town & amenities.



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Ground Floor

The house itself is predominantly arranged over the ground floor, making it flexible for various lifestyle needs. A spacious kitchen/family room, with a log burning stove, has two sets of double patio doors leading to the main garden. This room serves as the heart of the home, a perfect space for gatherings and everyday living. The separate living room, complete with a cosy fireplace, and an adjacent dining room provide further spaces for relaxation and entertaining. An inner hallway leads to three bedrooms (two of which have fitted wardrobes) and a family bathroom with a bath and separate shower.

First Floor

On the first floor, there are two large bedrooms both with ensuite bathrooms and extensive fitted wardrobes, with the principal bedroom also enjoying the use of a dressing room.

Outside

Located on a quiet lane is accessed via a main driveway leading to a double detached garage with elevated storage space. To the east there is a second gated driveway which provides extensive parking for RVs, caravans, or commercial vehicles—ideal for those needing additional outdoor space. The plot and gardens are beautifully maintained and come with their own ride on mower. The east-facing section is laid mainly to lawn with fruit trees and there are four useful storage sheds with several storage bays.

Situated within the Greenbelt, the property benefits from natural surroundings. The tow path can be accessed via a private gate from the property and provides an alternative scenic walk directly into the town centre. There is a charming and spacious sunny patio, perfect for outdoor dining and entertaining. This property offers a wonderful blend of rural tranquillity and practical living, ideal for those seeking a spacious family home with plenty of private outdoor space.

Berkhamsted Town

Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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