



Shootersway Lane

Berkhamsted



Offers In Excess Of £2,000,000

Situated in a premier private road, this stunning five bedroom detached home has been comprehensively upgraded to offer luxury living including a swimming pool, gym, and cinema room.





A spacious entrance hall leads into the family room, where double doors open through to an impressive kitchen and dining/garden room. This superb open-plan space includes contemporary kitchen cabinetry with quartz worktops and splash-backs, and integrated Neff ovens, gas hob, microwave and dishwasher. To the rear, the vaulted garden room features extensive glazing, while two sets of french doors open to the garden. Generous reception space also includes an elegant dual-aspect living room with feature fireplace, panelling detail, and french doors to the rear. Ground floor accommodation continues with a dedicated gym, cinema room, utility, and a WC. A further detached reception could serve as an excellent home office or music room.

The first floor offers a master bedroom with luxury ensuite bathroom. A second bedroom benefits from an ensuite shower room, while a further three bedrooms are served by the stylish family bathroom. All of the bedrooms feature excellent built-in storage.

Outside, the beautifully landscaped rear garden is a true feature of this exceptional property and includes an inviting swimming pool with sun terraces, lawned area complemented by mature planting, a timber-clad games room and bar, and a covered barbecue/kitchen area; providing the ideal environment in which to relax or entertain. A shower room and changing area within the pool house is a useful addition. There is also the convenience of ample driveway parking to the front.



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).



Shootersway Lane

Berkhamsted



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.

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

