



Castles

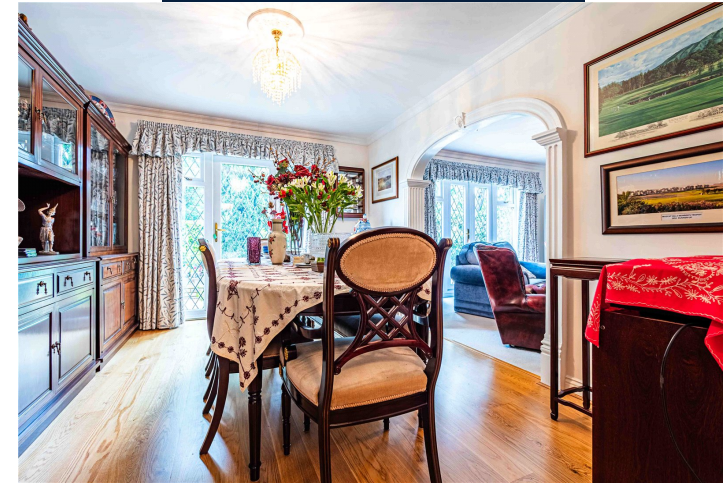
THE BEECH, GRAVEL PATH
Berkhamsted, Hertfordshire HP4 2PJ

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Guide Price
£2,300,000
(Freehold)

Castles



CASTLES are delighted to welcome you to this Exceptional Detached family home, in the heart of Berkhamsted.

 5  4  4  Multiple

Set on the highly desirable Gravel Path in the heart of Berkhamsted, this substantial and beautifully laid-out detached residence offers over 3,699 sq. ft. of elegant living space, arranged across three floors. Perfect for modern family living, this home blends generous proportions with practical versatility, all within easy reach of the town centre, top schools, and transport links.

The ground floor welcomes you with a spacious entrance hall, leading to three generous reception rooms. The living room is bright and expansive, featuring a feature fireplace and doors opening to the rear garden, ideal for both relaxing and entertaining.

The heart of the home is the stunning kitchen/breakfast room, complete with ample workspace, integrated appliances, and direct access to the dining room, snug/family room, and a charming conservatory that floods the space with natural light. Additional ground floor highlights include a home office, a utility room, a cloakroom/WC, and a gym/second office area. A double garage with internal access completes the ground level, offering secure storage and further versatility.

Upstairs, the first floor comprises four well-proportioned double bedrooms, including a luxurious principal suite with a walk-in wardrobe and a contemporary en-suite bathroom. Bedroom 4 also benefits from its own en-suite and access to a dedicated dressing room. A stylish family bathroom and generous landing space complete this level.

Specifications

- DETACHED EXECUTIVE FAMILY HOME
- NO UPPER CHAIN
- APPROX. 3699 SQ.FT
- SIX BEDS | FOUR BATHS | FIVE RECEPTIONS
- PRINCIPAL ROOM WITH EN-SUITE & DRESSING ROOM
- OFFICE / GYM SPACES
- EXTENSIVE KITCHEN / BREAKFAST ROOM
- CONSERVATORY
- DOUBLE GARAGE AND GENEROUS DRIVEWAY

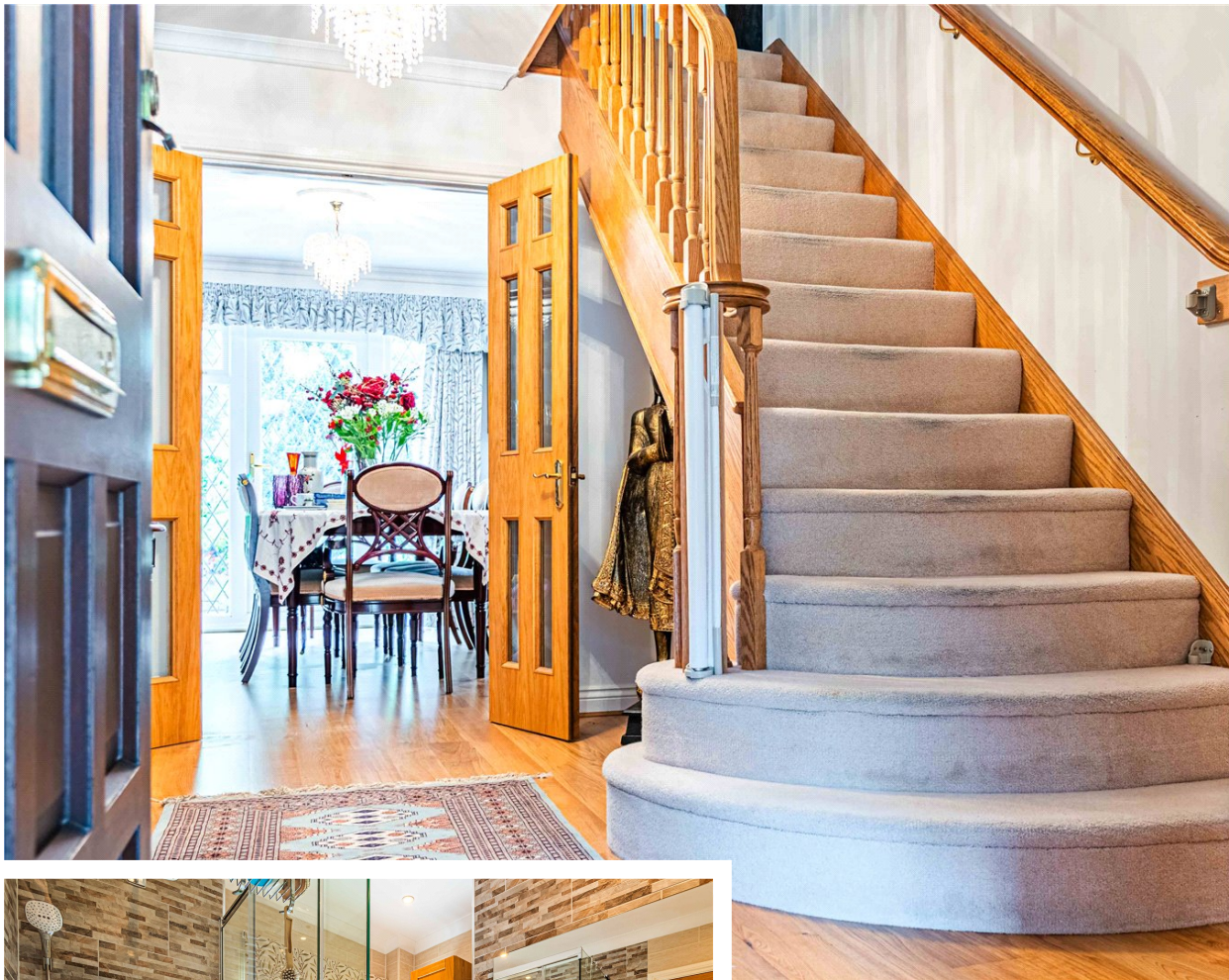
The second floor adds significant value, featuring two further double bedrooms, one with its own en-suite bathroom and walk-in wardrobe, ideal for guests, older children, or multi-generational living. Eaves storage is also accessible.

The beautifully landscaped garden is an ideal setting for effortless outdoor entertaining, quality family time, or simply unwinding in your own private oasis.

The property enjoys an attractive plot with mature gardens and outdoor entertaining areas. A gravel driveway leads up to the front, providing ample off-street parking in addition to the integral double garage.







A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Duchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

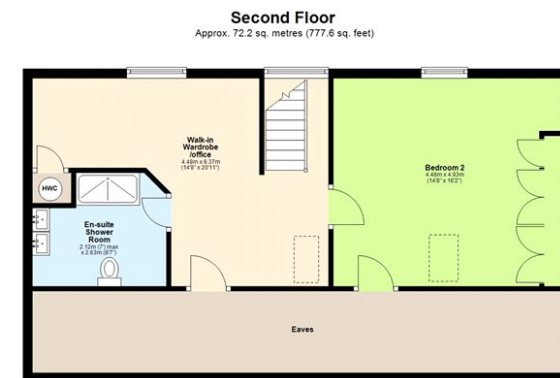
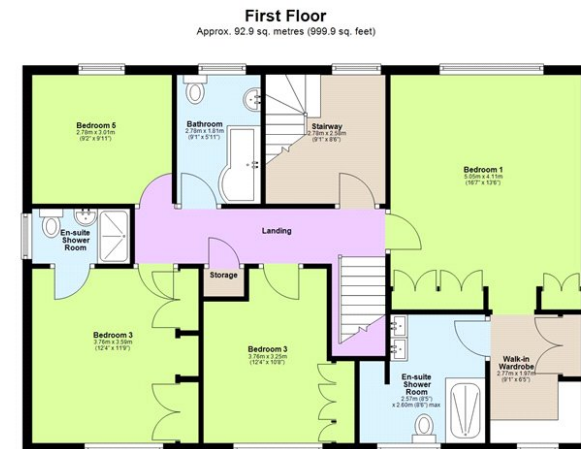
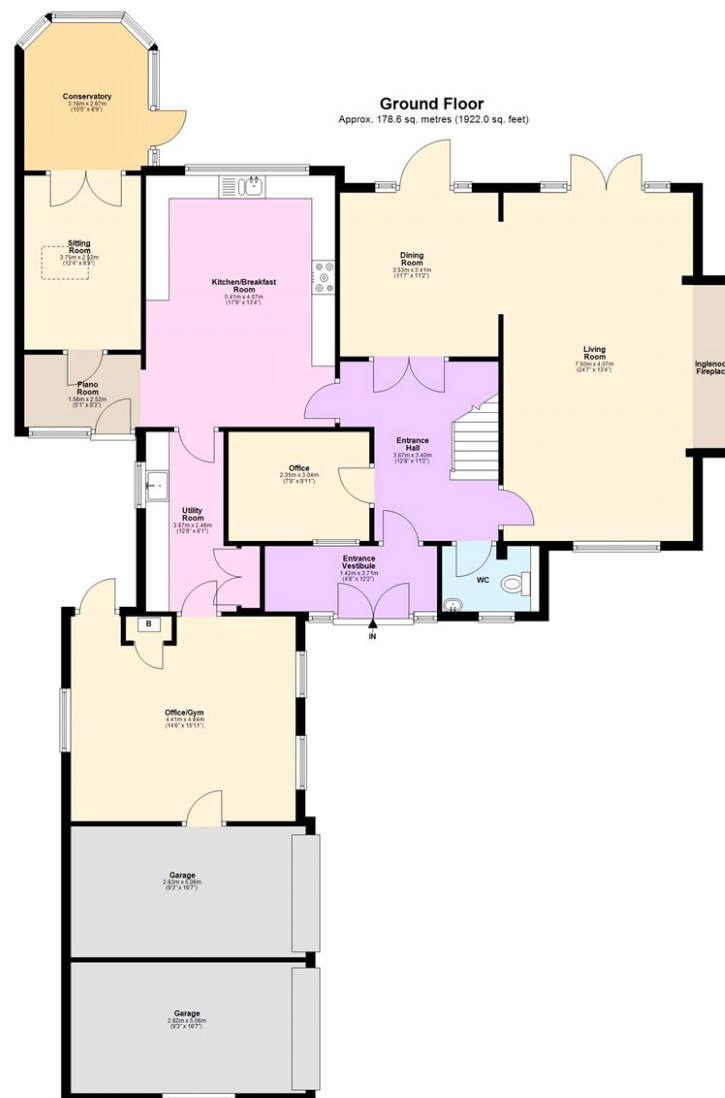
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: G

EPC Rating: tbc



Total area: approx. 343.7 sq. metres (3699.5 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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