



Castles

RAMBLING WAY
Berkhamsted, HP4 2SF

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Offers IEO
£1,350,000
(Freehold)

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Nestled on a quiet cul-de-sac, the property boasts three reception rooms, a spacious kitchen/dining area, and a picturesque garden



Upon entering, the property exudes warmth, with a spacious hallway guiding you to the heart of the home. The ground floor features three reception rooms, a generously sized kitchen/dining area, and a convenient shower room. Whether in the formal living room, cozy family room, or elegant dining room, each space is thoughtfully designed to cater to various needs.

The kitchen stands out as the centrepiece, equipped with modern appliances and seamlessly connecting to the dining area. Abundant natural light enhances the bright and airy ambiance. Upstairs, five well-appointed bedrooms, including a luxurious master suite with an en-suite shower room, provide comfort and privacy. Each bedroom is meticulously designed for versatility, with bedroom two benefiting from its own en-suite bathroom. The family bathroom completes the upper level.

Outside: The property's highlight is its meticulously landscaped rear garden, a serene oasis for outdoor living. Manicured lawns, carefully chosen flora, and an inviting patio create a space for al fresco dining and relaxation. The front garden, enclosed by mature hedging, offers ample parking on the driveway, with the integral garage providing additional storage.

In Summary: This five-bedroom, three-reception room family home in Potten End is a true gem, combining tasteful interiors, a captivating garden, and a sought-after location. It provides a haven of comfort and tranquillity, offering more than just a house but a place to create lasting memories and embrace the joys of family life.

Specifications

5 BEDROOMS
3 RECEPTIONS
2 BATHROOMS
DETACHED HOUSE
GARDEN
GARAGE
DRIVEWAY
VILLAGE LOCATION



Situated on a quiet cul-de-sac in Potten End, the property offers peace and privacy while remaining close to local amenities



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 Dutchy 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.

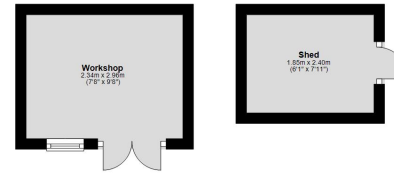
Please Note:

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.

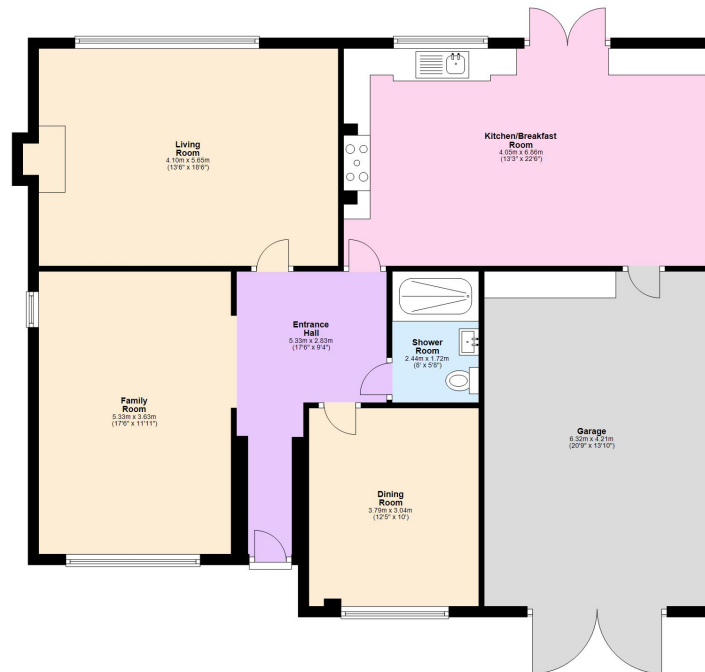
Outbuildings

Approx. 11.3 sq. metres (122.1 sq. feet)



Ground Floor

Approx. 126.9 sq. metres (1366.3 sq. feet)



First Floor

Approx. 105.2 sq. metres (1132.3 sq. feet)



Total area: approx. 243.5 sq. metres (2620.7 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed. Plan produced using PlanUp.

Tenure: Freehold
Council Tax Band: F
EPC Rating: C

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