



Castles

FIVEBARS  
Hog Lane, Ashley Green, HP5 3PS



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£1,250,000  
(Freehold)

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A splendid five bedroom detached family home, nestled on an expansive plot, offering an unparalleled sense of seclusion



Upon entering, a welcoming entrance porch sets the tone, leading you into an inviting entrance hall. The dual aspect living room bathes in natural light, while the adjacent dining room offers a refined space for formal gatherings. The heart of the home lies in the open-plan, generously sized kitchen and dining area exuding the charm of a country farmhouse. Adorned with a stunning Range Master oven, this space effortlessly transitions to a cosy seating area, creating an atmosphere that embraces both intimacy and functionality. A spacious larder, well-appointed utility room WC, and an integrated garage – more capacious than a standard single – complete this level, offering convenience that complements the modern family's needs.

Ascending the stairs, five double bedrooms await, each providing comfort and room to flourish. Two of these bedrooms boast en-suite bathrooms, elevating the level of privacy and luxury. A separate family shower room adds an extra touch of practicality, enhancing the flow of daily life.

Beyond the walls, the property continues to delight. A capacious front garden greets you, accompanied by a driveway capable of accommodating three cars with ease, and with the potential for expansion. A picturesque pond graces the front garden, adding an enchanting touch to the landscape. The rear garden unfolds as an expansive oasis, tailor-made for cherished family moments and outdoor activities.

## Specifications

- 5 BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- DETACHED HOUSE
- GARDEN
- GARAGE
- VILLAGE LOCATION





Presenting a unique opportunity to reside in an elegant sanctuary where every detail has been meticulously considered



**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.

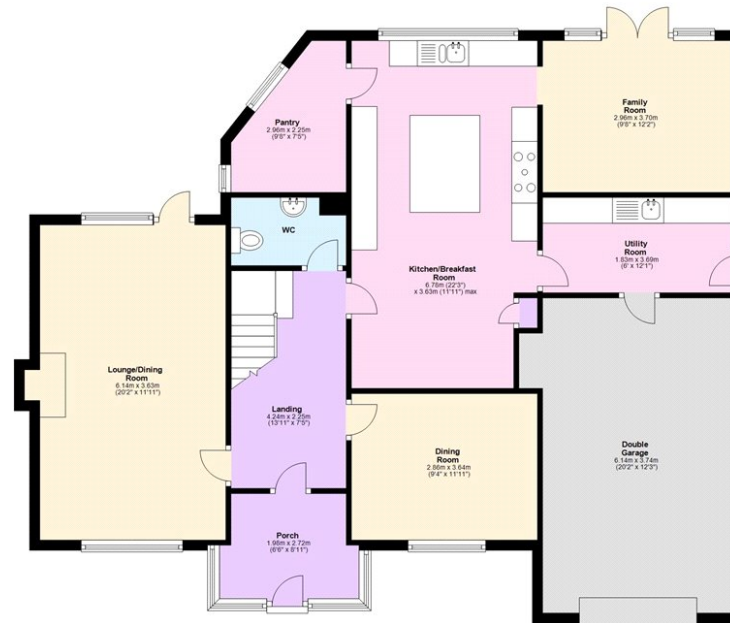


**Please Note:**

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.

**Ground Floor**  
Approx. 124.1 sq. metres (1335.5 sq. feet)



**First Floor**  
Approx. 110.9 sq. metres (1193.8 sq. feet)



Tenure: Freehold  
Council Tax Band: G  
EPC Rating: D

Total area: approx. 235.0 sq. metres (2529.3 sq. feet)  
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted Office:** 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**  
**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**  
**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**  
**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**  
**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**  
[www.castlestateagents.co.uk](http://www.castlestateagents.co.uk)



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