



Castles

JACOBS VILLAS  
Gossoms End, Berkhamsted, HP4 1DD

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£1,100,000  
(Freehold)

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This exquisite 5-bedroom townhouse offers a perfect blend of contemporary design, luxurious features, and practical living spaces



The entrance hall sets the tone, leading you into a spacious reception room adorned with a large bay window and elegantly complemented by pale carpets. The large hallway seamlessly transitions into an open plan, fully fitted modern kitchen/diner. The kitchen boasts gloss white cabinets, granite worktops, and top-of-the-line appliances, including an American fridge freezer. A breakfast bar adds a touch of sophistication, and the bi-fold doors effortlessly connect the interior to an inviting outside decking area. Convenience is key on this floor, with a cloakroom and utility room rounding off the space.

Moving to the first floor, a generously sized living room awaits, featuring wood flooring, a soothing colour palette, and bi-fold doors that open to a balcony overlooking the south-facing garden. A large double bedroom on this level impresses with wood flooring, a bay window, fitted wardrobes, and a luxurious fully fitted en-suite bathroom. The first floor landing is comprised of an additional cloakroom. The second floor boasts two neutral-toned double bedrooms, each equipped with fitted wardrobes and fully fitted en-suite bathrooms, both with baths and one with a separate walk-in shower.

Ascending to the top floor reveals two double bedrooms with cozy carpets and skylights, creating a bright and airy atmosphere. A family shower room and a substantial storage area complete this level.

Stepping outside, the rear of the property presents a small, low maintenance, south-facing garden with artificial grass and decking, accompanied by a convenient garden shed for storage. To the front, two private parking spaces ensure hassle-free parking along with side access to rear garden.

## Specifications

- 5 BEDROOMS
- 2 RECEPTIONS
- 4 BATHROOMS
- END OF TERRACE HOUSE
- GARDEN
- RESIDENT PARKING
- TOWN LOCATION



This townhouse not only provides a stylish living experience but also caters to the demands of modern family life



#### **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.

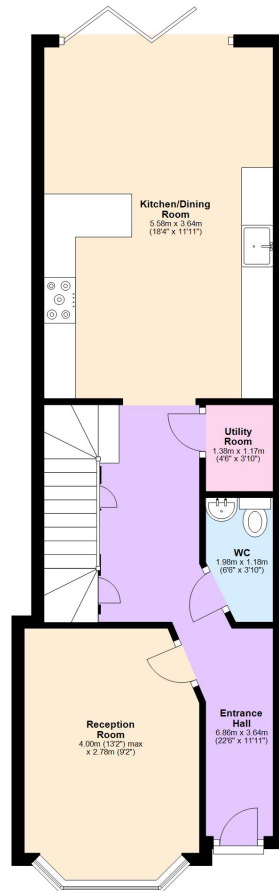
**Please Note:**

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

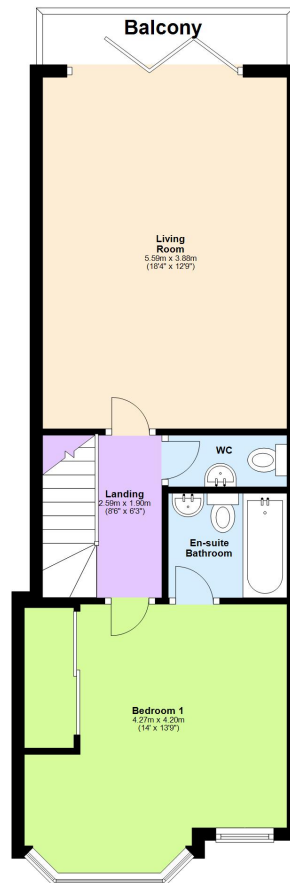
All measurements are approximate and photographs provided are for guidance only.

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

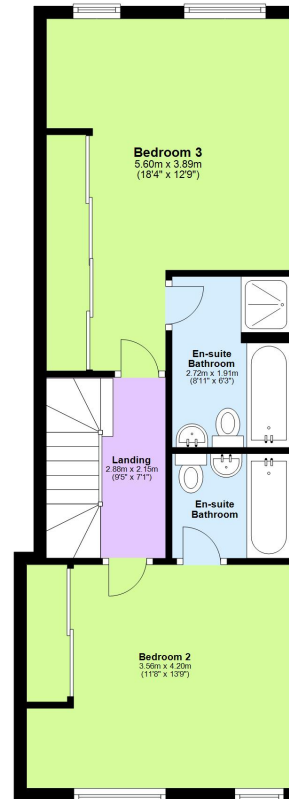
**Ground Floor**  
Approx. 47.9 sq. metres (515.2 sq. feet)



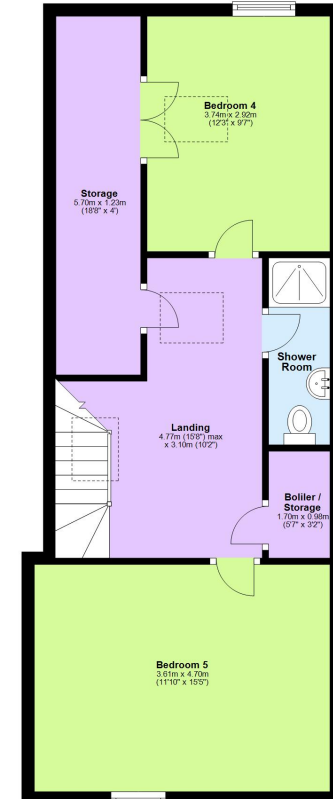
**First Floor**  
Approx. 48.7 sq. metres (523.9 sq. feet)



**Second Floor**  
Approx. 49.5 sq. metres (532.8 sq. feet)



**Third Floor**  
Approx. 53.8 sq. metres (579.2 sq. feet)



Total area: approx. 199.8 sq. metres (2151.0 sq. feet)

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

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