



Castles

NORTHCHURCH COMMON
Berkhamsted, HP4 1LR

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**Asking
Price**
£1,195,000
(Freehold)

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CASTLES ESTATE AGENTS PRESENTS this home nestled amidst the natural beauty of Northchurch Common, situated on the edge of the National Trust Ashridge estate



This four-bedroom detached chalet bungalow is set on a generous plot, offering endless potential for development. Surrounded by greenery and boasting a quiet, rural setting, this home is perfect for buyers looking to put their own stamp on a property. The property is located within walking distance of the highly regarded Bridgewater School, making it an excellent choice for families. In addition to its peaceful setting, the home also enjoys convenient access to nearby amenities in Berkhamsted and Northchurch, combining the best of rural and town living.

The home's character and charm are evident throughout, from its well-proportioned reception rooms to its tranquil garden views. The light-filled dining room, with its built-in bookshelves and French doors opening onto the garden, creates a warm and inviting space. The spacious kitchen overlooks a conservatory, ideal for enjoying the surrounding garden year-round. Upstairs, four bedrooms provide flexible living space for family and guests.

Externally, the large driveway (allowing parking for several vehicles) and the substantial garden offer fantastic scope for landscaping or extensions (subject to planning permissions). The property's outbuildings and garage further enhance its versatility, whether for additional storage, hobbies, or use as a workshop.

While the property would benefit from some updating, it presents a fantastic opportunity for buyers with vision to tailor it to their exact needs and preferences.

Specifications

4 BEDROOMS
3 RECEPTIONS
2 BATHROOMS
DETACHED BUNGALOW
LAND
DRIVEWAY
GARGE
RURAL LOCATION



With its sought-after location and potential for improvement, this home is a rare find



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: TBC



Total area: approx. 201.8 sq. metres (2172.2 sq. feet)

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

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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