



Castles

BROWNLOW HOUSE
Ravens Lane, Berkhamsted, HP4 2DX

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Guide Price
£1,900,000
(Freehold)

Castles



CASTLES are delighted to welcome you to this Exceptional 6 Bedroom Detached family home, in the heart of Berkhamsted.



The superb build quality is truly noteworthy, with the exterior brickwork showcasing master craftsmanship. The handsome frontage is instantly appealing, adorned with a small garden area featuring shrubs and protected by metal railings supported by elegant low brick pillars topped with stone caps.

Upon entering through the front door, the entrance porch and lobby lead to a formal dining room on one side, a sitting room on the other and a pocket door leading to a large open plan family room/ kitchen. The spacious dining room boasts an engineered oak floor and double aspect windows with plantation style shutters, offering views to the front and side. The charming sitting room enjoys a front aspect, featuring a fireplace with an open fire and a granite hearth.

The open plan family room/ kitchen creates a wonderfully spacious atmosphere at the heart of the house with a dining area looking out onto the garden and a cosy lounge area around a wood-burning stove. The floor is porcelain throughout and two sets of bi-fold doors lead outside to the rear terrace, bringing-in the expansiveness of the garden.

The kitchen is equipped with a range of German wall and base units, boasting sleek matte finishes and dark matte granite work surfaces. Integrated appliances include an induction hob located within the island unit, complemented by an overhead extractor fan. There are also multiple V-ZUG multipurpose ovens, a separate larder-style fridge and freezer by Liebherr, a Quooker tap, a wine cooler, and a Miele dishwasher.

Beneath a powered hatch in the floor, metal steps descend into an extensive cellar. The cellar has been fully tanked, and features porcelain wood effect tiles, downlighting, radiator and underfloor heating, providing a massive and easily accessible storage capacity for household items.

Specifications

- CHAIN FREE
- 6 DOUBLE BEDROOMS
- DETACHED
- DRIVEWAY PARKING
- 3 RECEPTION ROOMS
- 4 ENSUITE BATHROOMS
- UTILITY ROOM
- STUDY
- PRIVATE GARDEN
- LOCATED IN
BERKHAMSTED TOWN
CENTRE

The study/home office provides a tranquil space for home working and features double aspect windows overlooking the side and rear garden.

The carpeted stairs with oak newel posts and a beautifully crafted banister with painted spindles and a light tunnel that brings in natural daylight, lead to the first-floor landing.

The spacious principal bedroom boasts double aspects, a separate dressing room and a large en-suite bathroom with a bath, a separate shower, twin basins set in a vanity unit, a ladder-style heated towel rail, heated demister mirrors and a WC, all set over a porcelain tiled floor. There are three more double bedrooms on this floor, each with their own luxurious en-suite bathroom facilities featuring underfloor heating, heated towel rails, and heated demister mirrors.

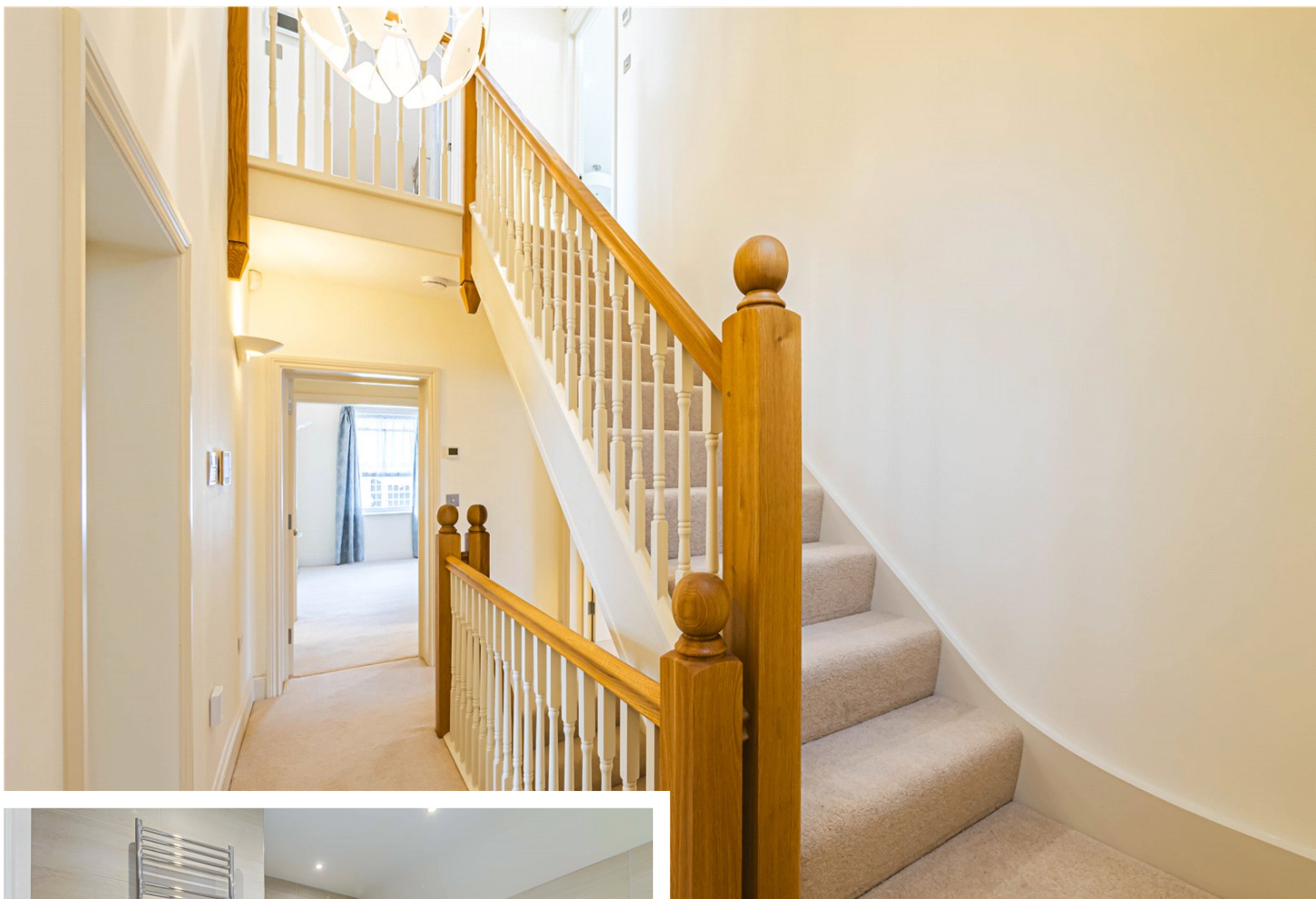
The second flight of carpeted stairs provide access to the second floor landing, where a large room awaits with a skylight window offering views over rooftops and a high, vaulted ceiling, presenting numerous possibilities for use as a studio, a quiet home working environment, a games room, a hideout for teenagers or another double bedroom. This floor also includes a sixth double bedroom and a bathroom with shower, underfloor heating, heated towel rails, and heated demister mirror.

Throughout the house, all rooms are equipped with underfloor heating provided by a Worcester Bosch gas boiler, which can be controlled remotely via a mobile phone. A water softener has been installed and a water filter for the kitchen supply. There is CAT 6 cabling and wiring for CCTV. An intruder alarm system can be controlled from various points around the house and there is a video entry system on all floors.

To the front, there is parking for two cars, power, water and two Electric Vehicle charging points.







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.

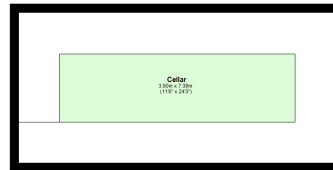
Please Note:

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: H
EPC Rating: C

Basement
Approx. 25.9 sq. metres (278.4 sq. feet)



Ground Floor
Approx. 113.4 sq. metres (1221.0 sq. feet)



Second Floor
Approx. 55.1 sq. metres (593.2 sq. feet)



First Floor
Approx. 107.3 sq. metres (1155.3 sq. feet)



Total area: approx. 301.7 sq. metres (3248.0 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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