



Castles

THE SPINNEY
Berkhamsted, Hertfordshire HP4 3YS

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£1,450,000
(Freehold)

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An exceptional five-bedroom detached executive family home in Berkhamsted.



This spacious home provides ample space for today's modern families, seeking that private and semi-rural living.

The ground floor features an expansive living room with a cozy log burner, creating the perfect space for relaxation and entertaining. The stunning open plan kitchen/diner is a true centrepiece of the home, complete with built-in appliances and underfloor heating, ensuring both style and functionality. A downstairs W/C, a utility room and a dedicated home office/study add further practicality to this well-designed home.

On the first floor, you will find five generously sized bedrooms, each offering comfort and ample storage. The luxurious principal bedroom benefits from its own private en-suite bathroom, and a further guest en-suite, while a modern family bathroom serves the remaining bedrooms.

Located in the highly desirable town of Berkhamsted, this home is within easy reach of top-rated schools, boutique shops, excellent restaurants, and fantastic transport links to London. This is a rare opportunity to acquire a high-spec, beautifully designed home in a prestigious setting.

Specifications

- DETACHED FAMILY HOME
- 5 BEDROOMS
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- FORMAL SITTING ROOM
- FAMILY ROOM/SNUG
- STUDY/OFFICE
- EN-SUITE TO MASTER & GUEST BEDROOMS
- DRIVEWAY FOR NUMEROUS VEHICLES
- EV CHARGING POINT
- MATURE REAR GARDEN

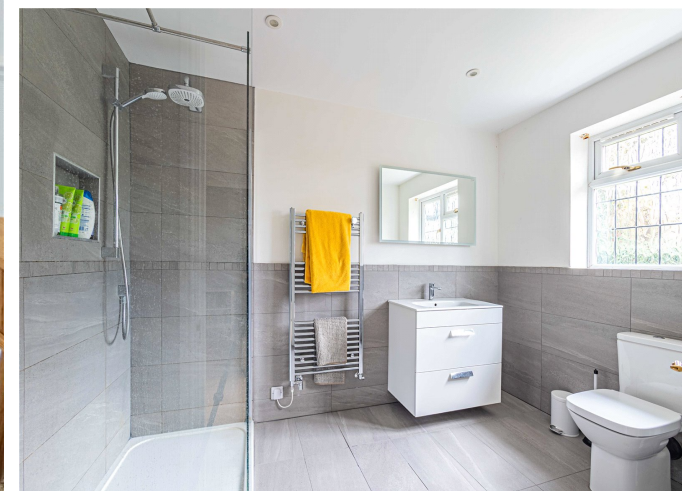
Set within a generous 0.24-acre plot, this stunning 3,416sq. ft. detached residence in the heart of Berkhamsted offers a seamless blend of contemporary luxury and timeless charm. Designed for modern family living, the home boasts spacious interiors, and outstanding amenities.

The home enjoys plenty of outdoor space, ideal for entertaining or future development.

Externally, the property truly excels. The large driveway accommodates 5+ cars, a rare find in such a sought-after location. Additional benefits include a detached double garage with up and over door with an EV charging point, catering to modern needs.







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.

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

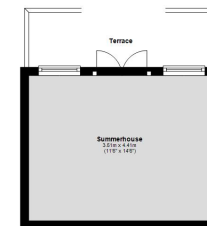
Council Tax Band: G

EPC Rating: C

Ground Floor
Approx. 185.8 sq. metres (2000.2 sq. feet)



Outbuilding
Approx. 15.5 sq. metres (166.9 sq. feet)



First Floor
Approx. 116.1 sq. metres (1249.5 sq. feet)



Total area: approx. 317.4 sq. metres (3416.7 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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