



Castles

CASTLE STREET
Berkhamsted, Hertfordshire HP4 2BQ

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Asking
Price
£485,000
(Freehold)

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Castles are delighted to present this Enchanting Two-Bedroom Grade II Listed Cottage, ideally located in the heart of Berkhamsted's historic town centre.



Behind its elegant Victorian façade lie the Georgian roots of a truly characterful home. Inside, you'll be welcomed by a surprisingly spacious living area that has been cleverly arranged to accommodate both sitting and dining zones. One wall showcases striking exposed brickwork, while a charming bow window frames a picture-perfect view of St. Peter's Church—blending heritage and comfort in equal measure.

To the rear of the living space is the Kitchen, part of a sympathetic extension. Though compact, it's well-appointed with a selection of base and wall units and is plumbed for both a washing machine and dishwasher. A door from the Kitchen opens out to a delightful Courtyard Garden—ideal for outdoor dining or simply enjoying a quiet moment.

Upstairs, the first floor offers Two Bedrooms and a Bathroom. The principal bedroom stretches across the full depth of the cottage and features a soaring Vaulted Ceiling with Exposed Beams, lending an airy elegance to the space. Thoughtfully designed bespoke storage adds practicality without compromising the cottage's historic charm.

Specifications

- CHARMING GRADE II LISTED COTTAGE
- EXPOSED BEAMS
- TWO BEDROOMS
- COURTYARD GARDEN
- COTTAGE-STYLE KITCHEN
- PRIME TOWN CENTRE LOCATION



The delightful courtyard garden is a private, low-maintenance outdoor space perfect for alfresco dining or relaxing.



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.

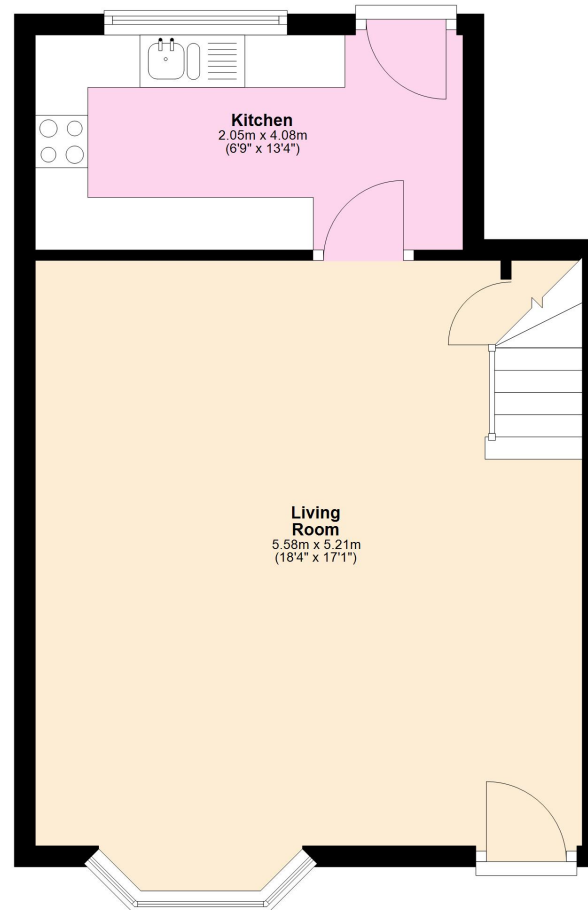
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

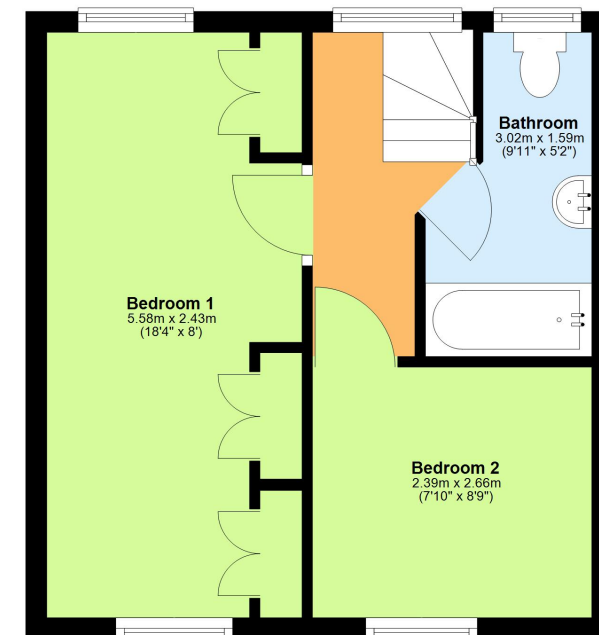
Ground Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



First Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 67.0 sq. metres (721.6 sq. feet)

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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