



Castles

COPPINS CLOSE  
Berkhamsted, HP4 3NZ

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Offers IEO  
£1,175,000  
(Freehold)

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An executive detached residence, perfectly situated on an expansive plot within an exceptionally quiet Cul-de sac



As you step into the welcoming hallway, you are greeted by a generously sized, dual-aspect dining room adorned with soft cream carpets and walls, creating a serene and inviting atmosphere. This space flows seamlessly into the large sitting room, which features a sophisticated pale colour palette, a charming gas fireplace, and patio doors that open onto the beautifully landscaped garden—perfect for both relaxation and entertaining.

The heart of the home is the fully fitted kitchen/breakfast room, boasting rich honey-coloured country-style beech wall and floor cabinets, complemented by pale cream floor tiles and splashbacks. The kitchen is bathed in natural light, thanks to a large window and patio door leading to the garden, making it a delightful space for culinary creations and family gatherings. A separate utility room and cloakroom complete the well-designed ground floor.

Upstairs, you will find three spacious double bedrooms and two single bedrooms, all featuring soft, pale carpets and a calming colour scheme. The expansive dual-aspect master bedroom is a true retreat, with ample space, abundant natural light, and a fully tiled en-suite shower room with a charming cottage-style white suite. Bedrooms two, three, and four offer large windows overlooking the serene garden, along with built-in storage cupboards, while bedroom five provides the perfect space for a home office or study. The large, semi-tiled family bathroom is thoughtfully designed, featuring a separate shower cubicle for added convenience.

Outside, the property boasts a beautifully landscaped garden, meticulously maintained with lush lawns, stylish stone patios, and mature flower beds, offering a peaceful and private outdoor haven. The front of the property is equally impressive, with a neatly lawned area, gated access both sides, a private driveway for 4/5 cars and a garage providing ample parking and storage.

## Specifications

- 5 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- DETACHED HOUSE
- GARDEN
- GARAGE
- DRIVEWAY
- TOWN LOCATION



This exceptional family home combines elegance, comfort, and practicality in a sought-after location



#### 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: F  
EPC Rating: D

Total area: approx. 193.3 sq. metres (2081.1 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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