



Castles

FIELDWAY  
Berkhamsted, HP4 2NY

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Offers IEO  
£1,025,000  
(Freehold)

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This impressive detached house features three reception rooms and a south-west facing garden, offering stunning views across the Berkhamsted valley



Situated on a cul-de-sac in the sought-after 'Hall Park' estate on the western edge of Berkhamsted, Fieldway is ideal for families. The area is known for its family-friendly environment, with driveways, garages, and safe play areas for children. The property is conveniently close to the High Street and well-regarded primary and secondary schools.

The house boasts a south-west facing rear garden, a front garden, and a driveway leading to a double-length garage. The ground floor includes a spacious living room with dual aspect windows, a large family/dining room, and a separate study. There is also a kitchen and a cloakroom with a WC.

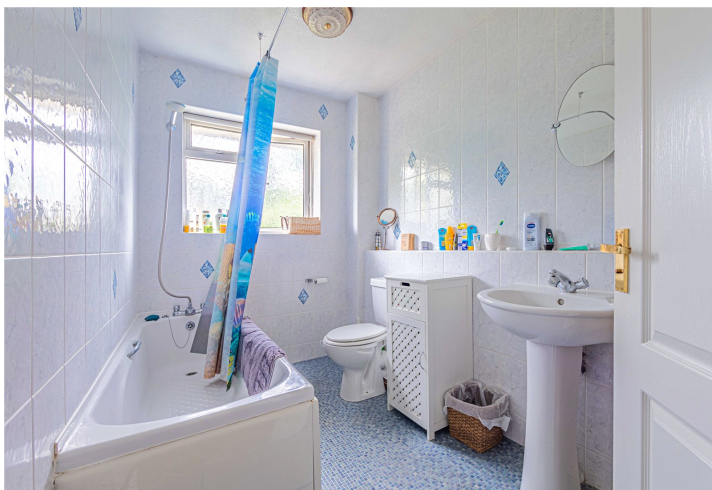
On the first floor, there are four generously sized double bedrooms and a fifth single bedroom. The master bedroom and the second bedroom both have ensembles, with the master also featuring a dressing area. A third family bathroom and access to the loft complete this wonderful family home.

## Specifications

- 5 BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- DETACHED HOUSE
- GARDEN
- GARAGE
- TOWN LOCATION



Located on a quiet cul-de-sac, the property is within walking distance of the High Street and highly regarded schools



#### **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:**

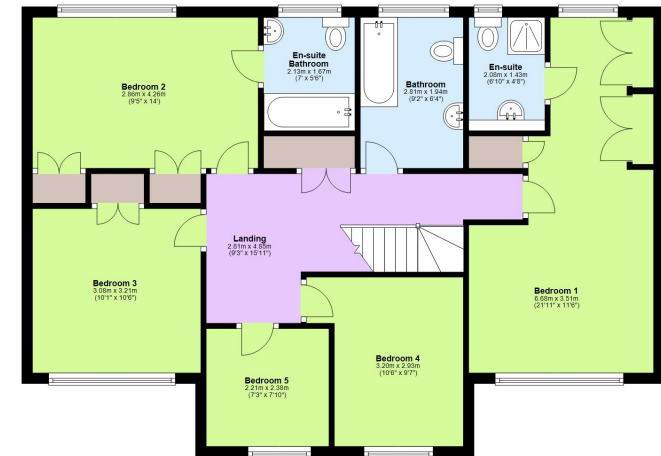
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Ground Floor**  
Approx. 109.5 sq. metres (1178.5 sq. feet)



**First Floor**  
Approx. 79.2 sq. metres (852.4 sq. feet)



Tenure: Freehold  
Council Tax Band: G  
EPC Rating: D

Total area: approx. 188.7 sq. metres (2030.9 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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