



Castles

GRAVEL PATH  
Berkhamsted, HP4 2PQ

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Offers IEO  
£2,100,000  
(Freehold)

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This unique detached property was built in 1895, retaining a wealth of period features



The home, which is a mere 5 minute walk to Berkhamsted mainline station, briefly comprises of entrance porch, entrance hall, lounge with feature open fireplace and commanding views over Berkhamsted, formal dining room, study, beautifully appointed integrated kitchen / diner with granite worktops and recently installed gas central heating boiler, cloakroom, utility room, large single garage with electric door and cellar. The first floor enjoys a spacious and bright master bedroom with well presented en-suite shower room, two further excellent size bedrooms, family bathroom, and a one bedroom annexe comprising master bedroom, bathroom and kitchen. The second floor, which is reached by a mezzanine balcony, boasts two further excellent size bedrooms. Outside there are immaculately maintained Westerly facing gardens benefitting from countryside views from the terrace with gated access to Whitehill for ease of access to Berkhamsted mainline station and driveway parking providing ample off street parking. The home also benefits from many period features including original doors and windows and is also within easy walking distance of Berkhamsted town centre. It is offered to the market in this most enviable central Berkhamsted location boasting beautiful views over Berkhamsted Castle.

## Specifications

- 6 BEDROOMS
- 4 RECEPTIONS
- 3 BATHROOMS
- DETACHED HOUSE
- GARDEN
- DRIVEWAY
- GARAGE
- TOWN LOCATION



An internal inspection is essential to fully appreciate this charming and rarely available home



#### **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

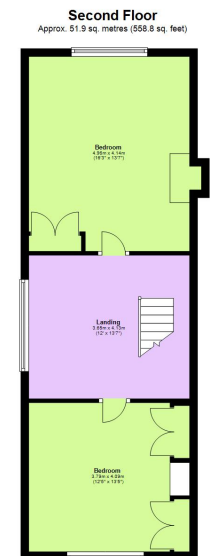
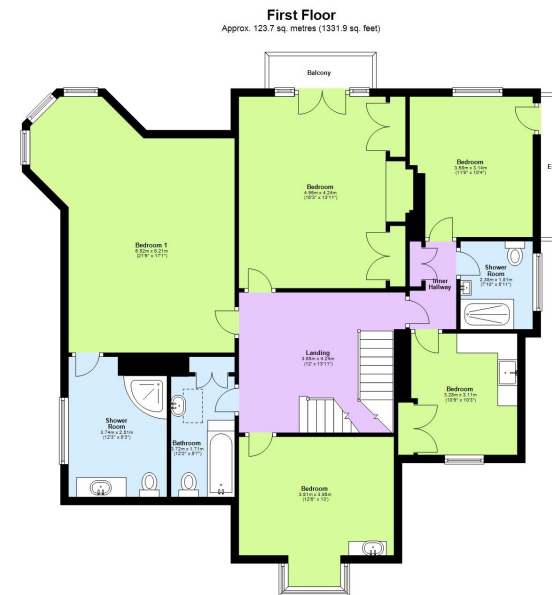
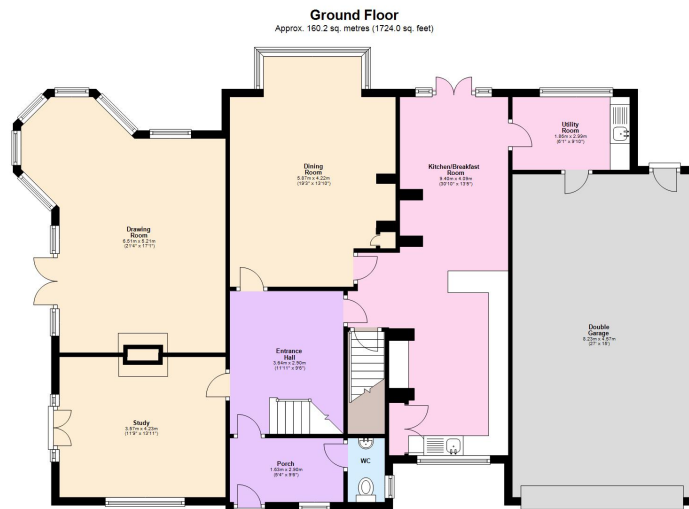
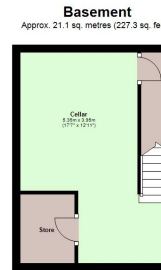
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School 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: G  
EPC Rating: TBC



Total area: approx. 356.9 sq. metres (3842.0 sq. feet)  
This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**  
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**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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