



Castles

CHARTRIDGE LANE  
Chesham, HP5 2RG

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£1,000,000  
(Freehold)

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Nestled on a picturesque corner plot of a third of an acre in the peaceful outskirts of Chartridge, this detached house is brimming with potential



Enter through the enclosed porch, perfect for storing muddy boots and wet coats after a day of exploring the nearby countryside. The welcoming hallway leads to the heart of the home, providing a warm introduction. The expansive living room is a highlight, featuring real wood parquet flooring, an abundance of natural light from multiple windows, and a cozy gas fireplace. Patio doors open directly onto the garden, making indoor-outdoor living effortless. Accessible from the living room, the dining room boasts tiled flooring and offers a perfect space for family meals or entertaining guests. A separate entrance hall, with its own front door, provides independence and leads to a convenient cloakroom and an internal door to the double garage. The kitchen, a generous space with tiled floors, is equipped with a large window and a walk-in pantry, offering ample storage and room for culinary creativity. A bright and spacious study completes the downstairs accommodation, ideal for a home office or reading nook.

The upstairs features four sizeable double bedrooms, all with large windows that bathe the rooms in natural light. Bedrooms 1, 2, and 4 include built-in storage cupboards, providing plenty of space for your belongings. The upstairs is serviced by a contemporary white family bathroom, designed for comfort and convenience. Outside, a large driveway leads to a double garage, ensuring ample parking space for multiple vehicles. The property is set on a mature corner plot, offering a third of an acre of outdoor space. The garden is a blank canvas waiting to be transformed into a tranquil retreat.

## Specifications

4 BEDROOMS  
3 RECEPTIONS  
1 BATHROOM  
DETACHED HOUSE  
GARDN  
DRIVEWAY  
DOUBLE GARAGE  
0.33 ACRE PLOT  
VILLAGE LOCATION



This property is more than just a house; it's an opportunity to create a home that reflects your personal style and 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 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

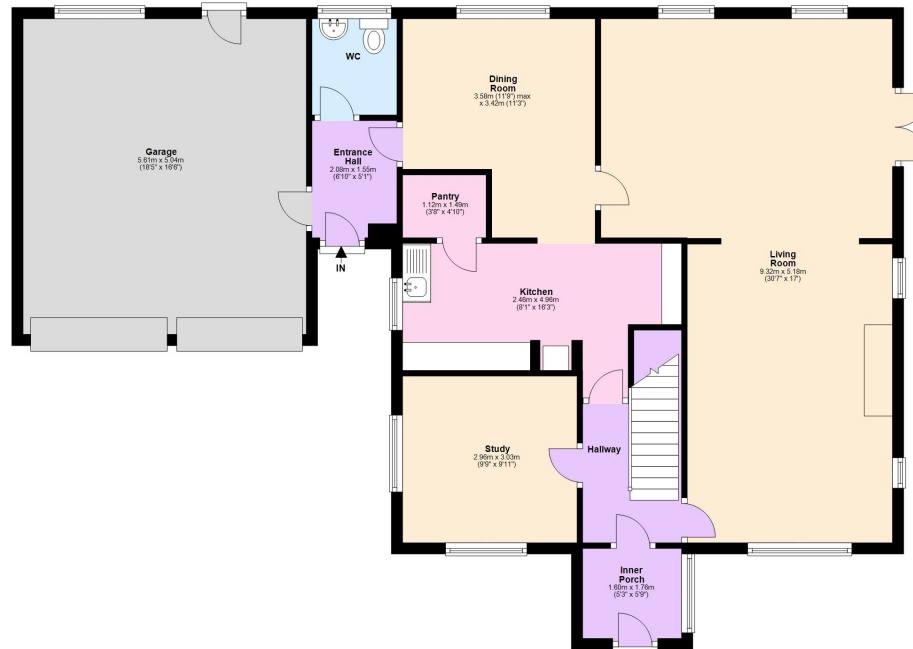
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School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

**Ground Floor**  
Approx. 118.2 sq. metres (1272.0 sq. feet)



**First Floor**  
Approx. 65.8 sq. metres (708.4 sq. feet)



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

Total area: approx. 184.0 sq. metres (1980.3 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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