



Castles

RAVENS LANE
Berkhamsted, HP4 2DX

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£1,900,000
(Freehold)

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This home has recently undergone a meticulous renovation that earned it an Environment Award in 2018



The dining room boasts an oak floor and double aspect windows whilst the sitting room features a fireplace and a granite hearth. The kitchen is an open plan design with ceramic tiled floor and bi-fold doors leading out to the garden. The kitchen is equipped with a range of German wall and base units and dark matte granite work surfaces. Integrated appliances include an induction hob located within the island unit. Beneath a powered hatch in the floor, metal steps descend into a cellar which has been fully tanked and features porcelain wood effect tiles and downlighting. Adjacent to the kitchen is a family room with an oak floor, a wood burner and double doors leading to the rear garden. The utility room is located at the end of this hallway and offers a stainless steel sink and spaces for a washing machine and tumble dryer. A cloakroom WC and a study/home office - featuring double aspect windows - complete the downstairs accommodation. Upstairs the spacious principal bedroom boasts double aspects and a separate dressing room. It also includes a large en suite bathroom with a bath, a separate shower and twin basins all set over a porcelain tiled floor. There are three additional double bedrooms on this floor, each with luxurious en suite facilities. The second floor offers a large room with a skylight window and a high, vaulted ceiling. Throughout the house, all rooms are equipped with underfloor heating which can be controlled remotely via a mobile phone. A water softener has been installed and a water filter for the kitchen supply. There is CAT 6 cabling and wiring for CCTV. An intruder alarm system can be controlled from various points around the house. Additionally, all five of the bathrooms benefit from demisters and there is a video entry system on all floors. To the front there is parking for two cars and 2 EV Charging points.

Specifications

6 BEDROOMS
4 RECEPTIONS
5 BATHROOMS
DETACHED HOUSE
GARDEN
OFF STREET PARKING
BASEMENT
TOWN LOCATION



The attention to detail and impeccable finishing are evident throughout



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

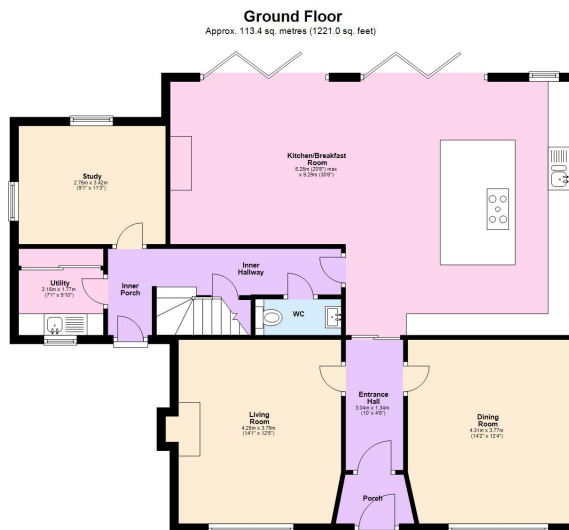
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School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



Total area: approx. 301.7 sq. metres (3248.0 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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