

High Street Berkhamsted HP4 2DG £1,450,000

























An EXCEPTIONAL REGENCY PERIOD TOWNHOUSE, beautifully renovated and thoughtfully extended to create an outstanding home that seamlessly combines period elegance with contemporary luxury.
Arranged over three floors, the property offers generously proportioned accommodation, featuring high-specification fittings and exquisitely finished interiors including hardwood flooring throughout.
Further benefits include a delightful south facing two tier walled courtyard garden and private parking for three cars to the rear.
Beyond the main house is further private parking for seven cars and a detached garage.

GROUND FLOOR ACCOMMODATION
An entrance lobby and hallway leads to two impressive open-plan reception rooms, each featuring a log-burning stove, and a separate breakfast room filled with light from a large roof lantern skylight; the hallway also serves a panelled cloakroom and access to the lower ground floor basement. The stunning bespoke kitchen is a particular highlight and includes an electric Aga and large breakfast larder - two pairs of French doors open directly onto a pretty walled courtyard garden.
A separate utility room and a cloakroom complete the ground floor accommodation.

FIRST FLOOR ACCOMMODATION
A substantial principal bedroom with floor to ceiling sash windows or alternatively an elegant drawing room with a beautiful stone fire surround and log burning stove ... together with a further double bedroom and a separate family bathroom/shower over bath.

SECOND FLOOR ACCOMMODATION
The second floor offers another generous size bedroom overlooking the High Street and a fourth double bedroom with an alcove wardrobe, and a separate shower room.

ADDITIONAL INFORMATION
Gas to radiator central heating. EPC Rating D. Council Tax Band G.

