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# Temptation comes in many forms...



Berkhamsted

OFFERS IN EXCESS OF £625,000

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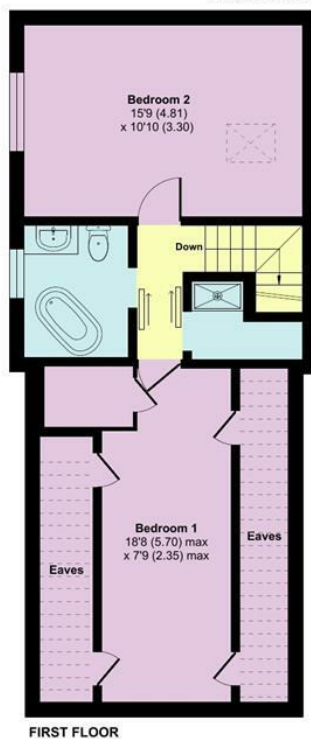
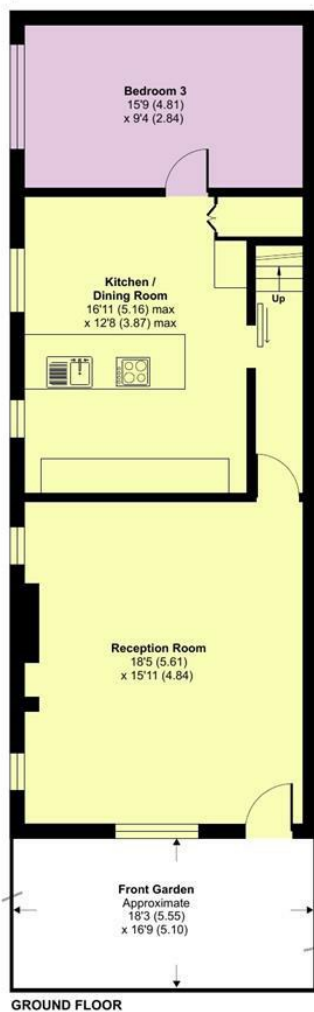
**CHARACTER MEETS CONTEMPORARY.** This wonderful detached Gothic style home offers the perfect blend of contemporary fixtures and fittings alongside a wealth of character features to include exposed timber beams, herringbone woodblock flooring and an open fireplace. An internal inspection is essential.



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## High Street, Northchurch, Berkhamsted, HP4

Approximate Area = 1187 sq ft / 110.2 sq m  
 Limited Use Area(s) = 119 sq ft / 11 sq m  
 Total = 1306 sq ft / 121.2 sq m  
 For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Sterling Homes. REF: 1273313.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
61	83	61	83

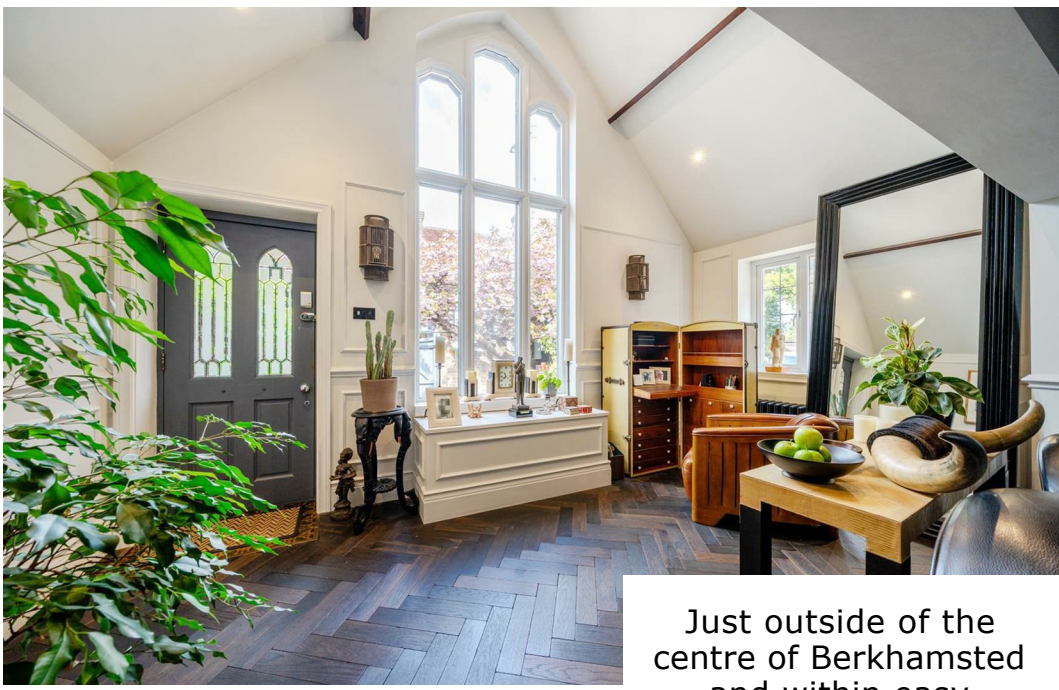
England & Wales EU Directive 2002/91/EC



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Just outside of the centre of Berkhamsted and within easy striking distance of amenities.



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#### Ground Floor

The property briefly comprises of; Entrance from the courtyard garden into a spacious lounge with an apex, full length window, original beams, original feature window, feature fireplace and cast-iron radiators. Hallway leading to an open kitchen diner complete with underfloor heating, modern fitted appliances, and a generous downstairs double bedroom.

#### First Floor

Upstairs there are two further sizeable double bedrooms both complete with original beams. The master has a Juliet balcony, bespoke fitted wardrobes, pitched roof with velux and an original feature window. On one side of the landing, there is a bathroom with a free-standing bath, wall hung WC, marble sink with vanity unit, electric underfloor heating and a built-in tv and integrated ceiling speakers. Opposite is a separate shower room complete with digital shower, that boasts both a waterfall and handheld option. Further features include under eaves storage in bedroom two and a decked loft space where the new boiler is housed.

#### Outside

Fully enclosed by a range of wrought iron fencing and mature hedging to all aspects and laid to characterful flagstone patio the courtyard style garden is the perfect spot to enjoy a gin and tonic or a BBQ with family and friends.

#### The Location

Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for. There is a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop nearby.

#### Leisure Pursuits & Education

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

#### Transport Links

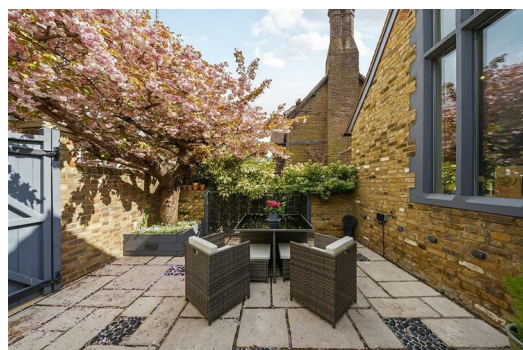
Nearby Berkhamsted is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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