



5 BEDROOM DETACHED HOUSE FOR SALE IN BERKHAMSTED

REF: 3464969

Guide Price £4,500,000



PROPERTY FEATURES

- Southerly plot of approx 2.3 acres backing onto the Ashrige Estate and golf course
- Prestigious private road
- Four reception rooms
- Five double bedrooms, 3 en-suite
- Two double garages
- EPC Rating C
- Council Tax Band H

An impressive residence offering expansive accommodation spanning approx 5,000 sq.ft and centrally positioned on a beautiful south facing plot of approx. 2.3 acres on an exclusive private road in the most desirable village of Little Gaddesden.

Oakview has been beautifully maintained by the current owners who have thoroughly enjoyed living in this magnificent home and location over the last fourteen years. The house was built in 2007 and is without a doubt, a stand out property in the area. The large entrance hall provides a warm welcome and offers direct access to each of the four reception rooms. The sitting room is well proportioned and being dual aspect, is flooded with natural light and benefits from views to the rear and an open fireplace. The dining room also has excellent proportions providing ample space for a full formal dining suite if so desired, with views to the front aspect which is rather picturesque. The spacious study also enjoys views to the front of the property and is flexible to a number of uses. The kitchen breakfast room has a large central island with appliances including an oil fired AGA, Neff electric oven, ceramic hob, dishwasher and microwave. The family room is adjacent to the kitchen/ breakfast room and if preferred, could easily be opened up to incorporate a large open plan space. Completing the ground floor accommodation, there is a utility room, boot room, two cloakrooms, a coats cupboard, comms cupboard and access into the integral double garage with expansive storage above.

On the first floor, accessed via a beautifully crafted butterfly staircase the landing is bright and open with French doors onto a balcony which can also be accessed via the principal bedroom. The principal has ample wardrobe space with fitted

wardrobes in the main bedroom area together with an additional dressing room. The ensuite has twin sinks, a bath and separate shower. Additionally there are two ensuite double bedrooms and two further double bedrooms which are serviced by the family bathroom. The second loft space is accessed via the smallest bedroom, and is fully board providing ample storage.

The house has a Control 4 home automation system which controls connected devices including lighting, audio, video, intercom and security. All ground floor rooms, principal bedroom and ensuite has speakers built into the ceilings. There is also a heat exchanger.

Outside, Oakview is approached via electric gates leading onto a sweeping driveway which leads up to house. There is a further detached garage and two garden sheds ideal for storage. The plot is wonderfully mature and offers an excellent degree of privacy. The garden backs onto the National Trust's Ashridge estate and Ashridge Golf Course.

For Education facilities, the village of Little Gaddesden boasts a highly esteemed primary school which is has an outstanding Ofsted rating and there are numerous reputable private and state-maintained secondary schools available in the surrounding area.

There are local amenities abound, with a pub and shop with Post Office in the heart of the village and a host of independent local shops and boutiques to supermarkets such as Waitrose and an M&S Food Hall in nearby Berkhamsted. The town offers an array of dining options with restaurants, bistros, and pubs, and hosts Wednesday and Saturday markets, enhancing the town's vibrancy. Sports and recreational facilities include a tennis club, cricket club, and the renowned Ashridge golf club, while the National Trust Ashridge estate offers around 5,000 acres of protected woodland for walking, biking, or horseback riding.

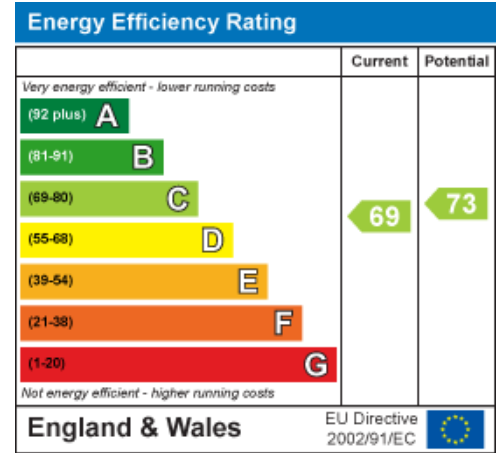
PROPERTY PHOTOS



LOCATION



EPC



FLOORPLANS

Approximate Gross Internal Area
 Ground Floor = 252.5 sq m / 2,718 sq ft
 (Including Attached Garage)
 First Floor = 182 sq m / 1,959 sq ft
 Loft Space = 43.6 sq m / 469 sq ft
 Detached Garage = 26.8 sq m / 288 sq ft
 Total = 504.9 sq m / 5,434 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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