



## Charles Street

Berkhamsted, Hertfordshire HP4 3DF



## Town centre Victorian elegance.

The height of late Victorian elegance, this beautifully impressive period home still retains a wonderful sense of dramatic opulence, with high ceilings and grand bay windows making for expansive living spaces filled with light.

Situated in a prime position in the town's coveted Conservation Area and just a short walk from town and station, this spacious property is full of charm and character, offering versatile accommodation which unfolds over approximately 3,200 sq ft across four storeys.

A building of considerable beauty, St Phillips is a fine example of Victorian classicism with wonderful Arts & Crafts influences. The property retains plenty of original features, including sash windows, panelled doors and its original stained glass entrance. The main house itself extends to some 2,300 sq ft over three storeys, and includes two large reception rooms, a generous kitchen and separate utility, together with a shower room and a WC on the ground floor.

**Guide price:** £1,500,000  
**Tenure:** Freehold



On the first floor there are three bedrooms, a bathroom and separate WC while, up again to the second floor, two further attic bedrooms can be found, along with a large attic.

Outside, the property has the added benefit of gated off-street parking for two vehicles – a particular asset in such a central location.

Its sublime, private garden is stunning and leads to two separate self-contained dwellings on the building's lower ground floor – arranged as an annexe and a studio - between them totalling a further 900 sq ft. Whilst the current layout of this fine property lends itself perfectly to versatility, the lower ground floor could of course be easily incorporated into the main house, if preferred..



## Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..



## Every home tells a story

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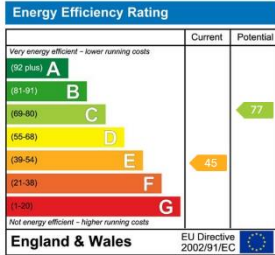


APPROXIMATE GROSS INTERNAL AREA = 3211 SQ FT / 298 SQ M



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