



## Castle Street

Berkhamsted, Hertfordshire HP4 2BQ





## Home with history. Heart of town.

Discover this enchanting two bedroom Grade II Listed cottage, nestled in the heart of Berkhamsted town centre, and where a Victorian facade belies its Georgian origins.

As you step inside this delightful home, you are immediately welcomed into a surprisingly large living area, thoughtfully designed to offer both a sitting and dining space. The sitting room features beautiful exposed brickwork to one wall which, together with the picturesque view of St. Peter's Church from the bow window, adds a touch of historical charm to your everyday living. Beyond the dining area lies the kitchen, part of the extended section of the house. The kitchen, though compact, is well-equipped with a small range of floor and wall storage units, and is plumbed for both a washing machine and a dishwasher. A door from the kitchen leads out to the charming courtyard rear garden, perfect for al fresco dining and relaxation.

Ascending the stairs from the living area, you will find two bedrooms and a bathroom on the first floor. The principal bedroom spans the full depth of the house and boasts a high vaulted ceiling with exposed beams, creating a sense of spaciousness and elegance.

**Guide price:** £485,000  
**Tenure:** Freehold



Bespoke storage solutions have been seamlessly integrated, maintaining the cottage's historical integrity while providing modern convenience.

This wonderful property beautifully combines historical features with contemporary living, offering a unique and inviting home in a prime location within the town's Conservation Area.

## 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..

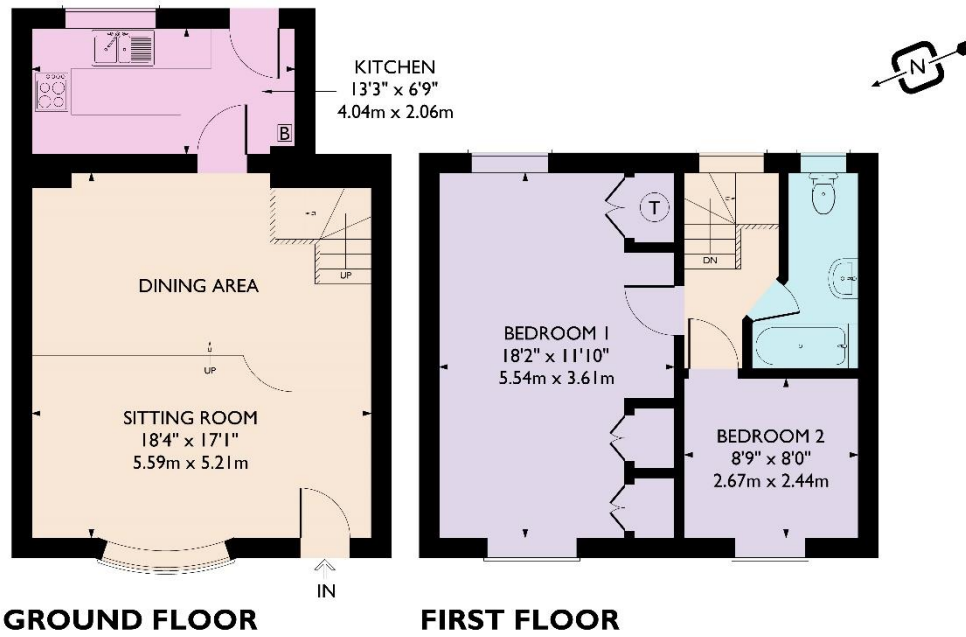


## Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 800 SQ FT / 74 SQ M



© Nash Partnership

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

Council Tax Band: D

[nashpartnership.co.uk](http://nashpartnership.co.uk)

Berkhamsted Office | 01442 863000  
152 High Street, Berkhamsted, Hertfordshire HP4 3AT

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.