



Ringshall, BERKHAMSTED HP4 1ND



This exceptional character home has been thoughtfully renovated to an outstanding standard, seamlessly blending timeless period charm with stylish contemporary finishes. Beautifully presented throughout, the property offers spacious and versatile accommodation, complemented by a stunning private garden, making it an ideal family home. At the heart of the property is the impressive kitchen and family room, featuring a newly fitted kitchen with granite worktops, integrated appliances and ample space for both everyday living and entertaining. The kitchen doors open onto a charming courtyard, creating the perfect spot for morning coffee or al fresco dining. The ground floor also offers two elegant reception rooms, providing flexible living space, together with a generous guest bedroom benefiting and an en-suite shower room. Further ground floor accommodation includes a dining room and useful study. A utility room and a well-appointed family bathroom complete the ground floor accommodation. Upstairs, there are three bright and spacious double bedrooms. The largest bedroom benefits from its own en-suite bathroom whilst the other two bedrooms are served by the main family shower room. Externally, the property continues to impress. The delightful courtyard provides a wonderful extension of the kitchen, while the substantial rear garden offers a peaceful and private retreat with an abundance of space for relaxing, entertaining and family life.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to Ringshall, BERKHAMSTED

- Exceptional four bedroom character home
- Beautifully presented throughout
- Stunning kitchen
- Ground floor guest suite
- Three double bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: G

offers over
£1,100,000

An exceptional four-bedroom character home with driveway parking, beautifully renovated to an outstanding standard, combining original charm with contemporary living, set within a stunning garden in the sought-after hamlet of Ringshall.

Ringshall

Approximate Gross Internal Area = 142.6 sq m / 1535 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. (ID1322170)

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Property Reference:
BKH103395 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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