



Castles

BROWNLOW HOUSE
Ravens Lane, Berkhamsted, HP4 2DX

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£2,200,000
(Freehold)

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Brownlow House has undergone a remarkable transformation, evolving from its historic origins into an exceptional family residence. It seamlessly blends character and modern convenience.



Upon entering through the front door into the entrance lobby, a sliding pocket door leads to the kitchen, passing by a formal dining room and a sitting room on either side. The spacious dining room boasts an engineered oak floor and double aspect windows with plantation style shutters, offering views to the front and side. The charming sitting room also enjoys a front aspect, featuring a fireplace with an open fire and a granite hearth. The kitchen embraces an open plan design, creating a wonderfully spacious atmosphere at the heart of the house. A ceramic tiled floor extends throughout the majority of the downstairs area. Expansive bi-fold doors gracefully lead out to the rear terrace and garden. The kitchen is equipped with a range of German wall and base units, boasting sleek matte finishes and dark matte granite work surfaces. Integrated appliances include an induction hob located within the island unit, complemented by an overhead extractor fan.

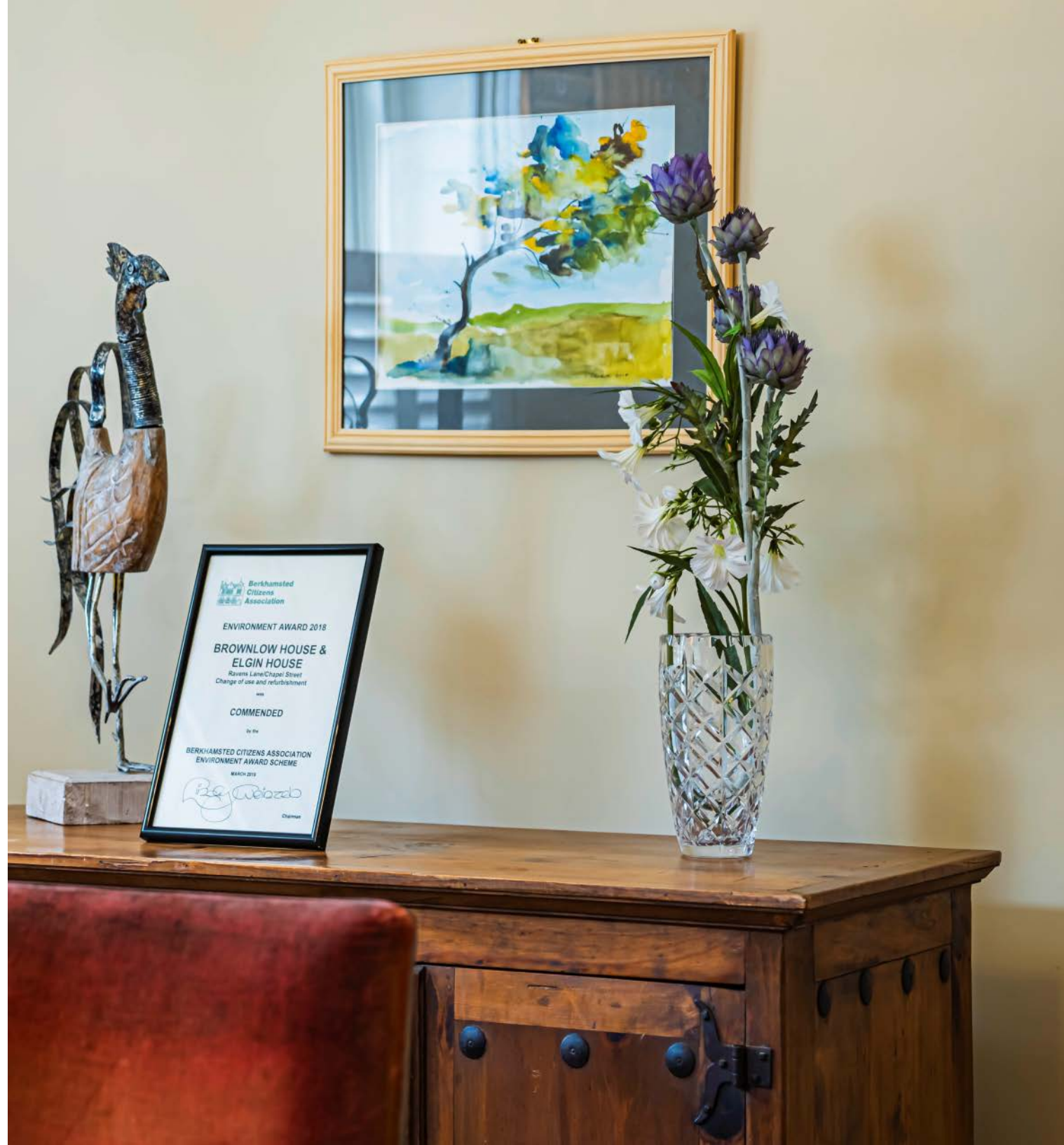
Specifications

6 BEDROOMS
5 RECEPTION
5 BATHROOMS
DETACHED HOUSE
GARDEN
GARAGE
DRIVEWAY
TOWN LOCATION

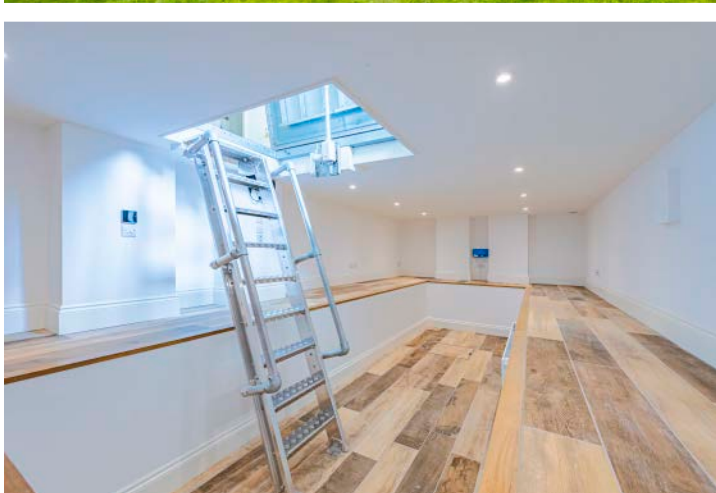
Beneath a powered hatch in the floor, metal steps descend into an extensive cellar. The cellar has been fully tanked, featuring downlighting and a wood-effect ceramic floor, providing easily accessible storage capacity for household items. There is a family room with an oak floor, a wood burner, and double doors leading to the rear terrace. Double sliding pocket doors offer the option to close off the room if desired. A door from the side of the kitchen provides access to the inner hallway, which includes a downstairs cloakroom with a WC and hand basin set in a vanity unit, as well as an under stairs cupboard. The utility room is located at the end of this hallway, with a door leading to the exterior parking area. It offers a stainless steel sink and spaces for both a washing machine and a tumble dryer.

Having recently undergone a meticulous renovation that earned it an Environment Award in 2018

The tranquil study/home office features double aspect windows overlooking the side and rear garden. Carpeted stairs with oak newel posts and a beautifully crafted banister with painted spindles lead to the first-floor landing, which benefits from a light tunnel that brings in natural daylight. The spacious principal bedroom boasts double aspects and a separate dressing room. It also includes a large en suite bathroom with a bath, a separate shower, twin basins set in a vanity unit, a ladder-style heated towel rail, and a WC, all set over a porcelain tiled floor. There are three additional double bedrooms, each with luxurious en suite facilities featuring underfloor heating and heated towel rails. Further stairs to the second floor provide two double bedrooms with skylight windows offering views over rooftops and high, vaulted ceilings.







A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Duchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: H
EPC Rating: D



Total area: approx. 301.9 sq. metres (3250.1 sq. feet)
This floorplan is not to scale 1/2"=1' for guidance only and accuracy is not guaranteed.
Plan produced using PlanIt.

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