



Robins Nest Hill
Little Berkhamsted, SG13

A rare opportunity to acquire the principal part of an impressive detached historic country residence, brimming with character and period charm, set within approximately 6.4 acres of beautiful grounds and countryside surroundings.

This unique home offers spacious and versatile accommodation, showcasing an abundance of original features including character fireplaces, high ceilings, stained glass, and elegant period detailing throughout. The property enjoys a wonderful sense of privacy and tranquility, with amazing views and is approached by a sweeping driveway with a double garage.

You are welcomed into a striking reception hall with a beautiful staircase and galleried landing creating an impressive first impression, setting the tone for the generously proportioned accommodation beyond.

From here, access is provided to four reception rooms each offering versatile and beautifully appointed living space flooded with natural light. Whether utilised for formal entertaining, relaxed family gatherings or home working, the accommodation effortlessly adapts to a variety of lifestyles.

At the heart of the home lies a stunning bespoke Italian kitchen, with Miele appliances, expertly crafted and thoughtfully arranged to combine timeless design with everyday practicality. To complete the ground floor there is a separate utility room and guest cloakroom.

To the first floor, the property continues to impress with three beautifully presented bedrooms. The principal suite offers a particularly refined retreat, combining generous proportions with a dressing room and en suite bathroom.

The second floor offers two additional double bedrooms, both with en suite bath/shower rooms, and a living area/kitchen.

The mature gardens and land extend to around 6.4 acres, and must be seen to be appreciated, providing sweeping lawns, established trees, and delightful outdoor spaces ideal for entertaining, recreation, or equestrian and lifestyle pursuits, subject to any necessary consents.

Combining historic appeal with the opportunity for modern family living, this exceptional home occupies a truly idyllic setting while remaining conveniently accessible to nearby amenities and transport links.

Council Tax Band: G
Local Authority: East Hertfordshire
Tenure: Freehold



Location:

The rural village of Little Berkhamsted with its own church, local village convenience shop, public house, cricket green and village hall are just a short drive from the vibrant county town of Hertford. Mainline rail stations are at Bayford (around 2 miles) and Hertford. Stockings Lane is a quiet lane off Robins Nest Hill with access to picturesque walks and bridleways.

Please contact the Prime Sales Office on 020 8016 4300
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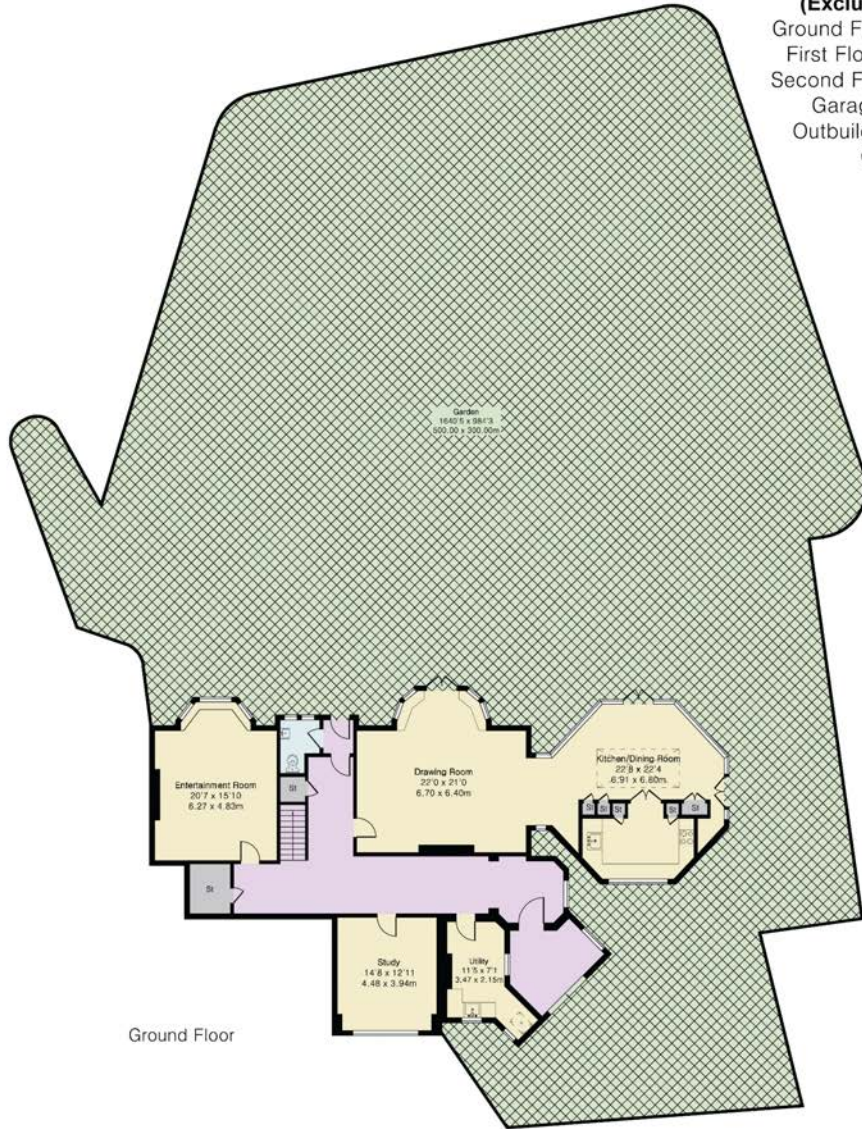




**Approximate Gross Internal Area 4671 sq ft - 433 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 2135 sq ft – 198 sq m
 First Floor Area 1382 sq ft – 128 sq m
 Second Floor Area 1154 sq ft – 107 sq m
 Garage Area 346 sq ft – 32 sq m
 Outbuilding Area 439 sq ft – 41 sq m
 Garden Area 6.5 Acres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Ground Floor



Garage



Outbuilding



First Floor



Second Floor



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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