







Cross Oak Road, Berkhamsted, Hertfordshire, HP4 3NA | Freehold

 5 Bedrooms  4 Bath/Shower Rooms  4 Reception Rooms  Gated Driveway  0.6 Acres

 EPC Band TBC  Council Band: G – £4,084.05 2026/2027  Dacorum Borough Council

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The   
**Collection**  
TOWN | COUNTRY | EQUESTRIAN

## Cross Oak Road, Berkhamsted, HP4 3NA

An impressive double fronted, five bedroom house with a stunning garden and plot of over half an acre, all within walking distance of schools and the town centre.

- 🏠 Large detached family home
- 🏠 Double fronted
- 🏠 Gated parking
- 🏠 Over half an acre plot
- 🏠 Stunning rear garden with potential
- 🏠 Four reception rooms
- 🏠 Large kitchen/dining room

### Description

A rare opportunity to acquire this handsome double-fronted, five-bedroom detached family home built in 1929 and with only three previous owners. Positioned on the highly sought-after Cross Oak Road, it is within easy walking distance of the town centre and mainline station, offering direct links into London. Securely set behind electric gates, the property presents an imposing and elegant frontage, while internally offering spacious and beautifully presented accommodation throughout.

The ground floor has been thoughtfully arranged for modern family living and includes four generous reception rooms comprising a sitting room, family room, dining room and separate study. A practical boot room with side access and a downstairs cloakroom further enhance the layout. Undoubtedly one of the home's standout features is the stunning kitchen/dining room, featuring a large bay window overlooking the magnificent rear garden and French doors opening directly onto the terrace, creating an exceptional entertaining and family space.

On the first floor are four excellent double bedrooms, two benefiting from their own ensuite facilities, alongside a particularly spacious family bathroom and a well-positioned utility room. The second floor provides a further double bedroom with ensuite and an adjoining storeroom, ideal for additional storage or potential further use.

The grounds are truly exceptional, extending to approximately 0.6 acres with beautifully landscaped gardens stretching to around 242ft in length. The rear section offers a wonderful degree of privacy and presents exciting potential for keen gardeners, vegetable growing, or even the creation of a leisure facility, subject to the necessary planning permissions.

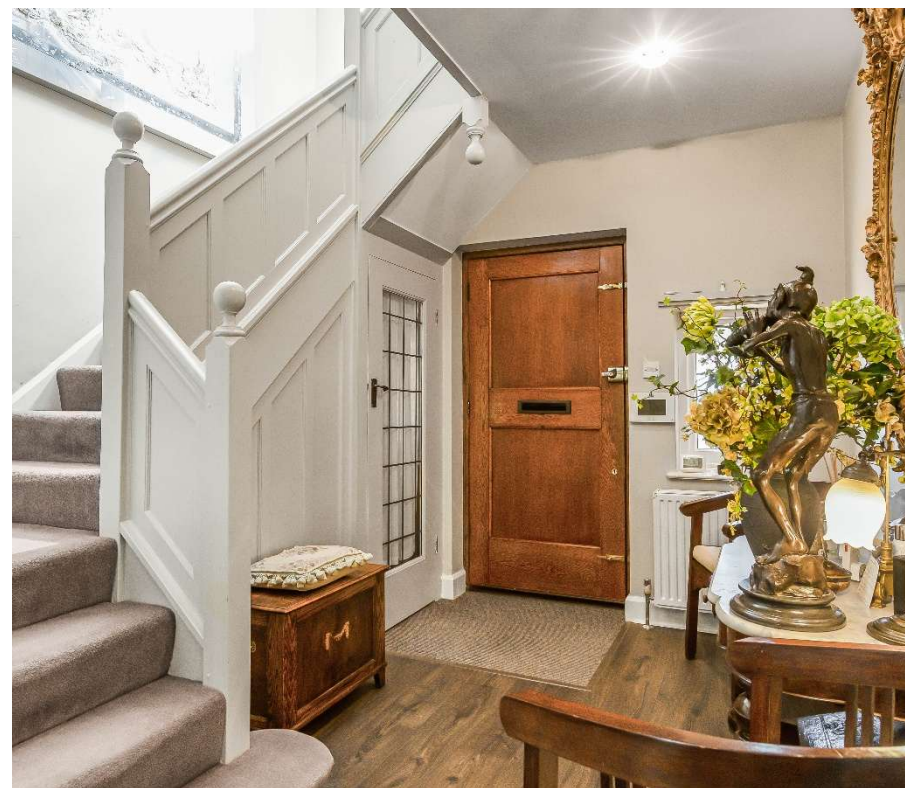


## Location

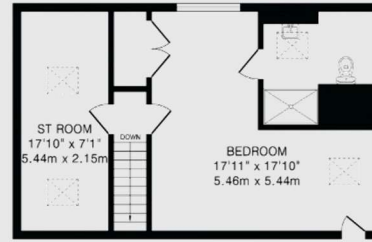
Cross Oak Road is a very popular road due to the quality of the surrounding properties and its close proximity to the High Street, Station and the best private and state schools the area has to offer.

Berkhamsted offers numerous recreational facilities along with an abundance of cafes, shops and restaurants Easy access can be gained to the A41 bypass, which links to the M25 motorway and the mainline railway station with fast and frequent service to London (Euston).

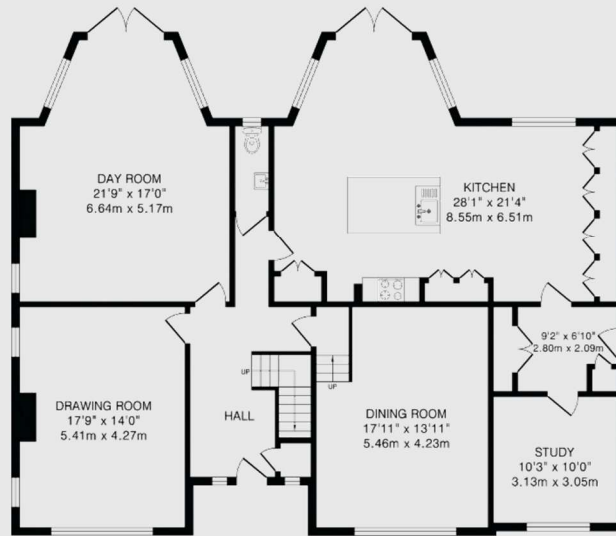




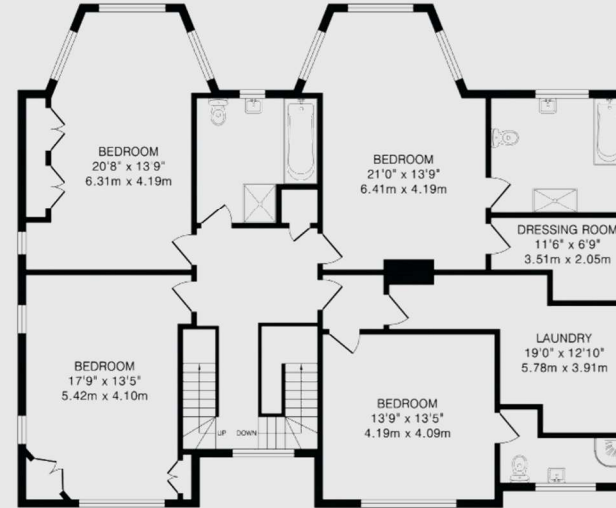




Second Floor  
508 sq.ft.(47.1 sq.m)approx.



Ground Floor  
1676 sq.ft.(155.6 sq.m)approx.



First Floor  
1665 sq.ft.(154.7 sq.m)approx.

TOTAL FLOOR AREA: 3849 sq.ft.(357.4 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**IMPORTANT INFORMATION:**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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