



# WYNDCLIFFE

BERKHAMSTED, HERTFORDSHIRE, HP4 3NW



## AN IMPRESSIVE FAMILY HOME IN A PRIME LOCATION

Wyndcliffe is an exceptional and substantial family home which enjoys a prime position on a highly regarded private road in Berkhamsted.

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Local Authority: Dacorum Borough Council  
Council Tax band: H  
Services: Mains electricity, water and drainage  
Tenure: Freehold  
What3words: ///voices.stylists.ducks

## LOCATION

Shootersway Lane is a private road situated in the highly desirable and historic market town of Berkhamsted. Berkhamsted is a vibrant commuter town on the edge of the Chilterns, enjoying a superb high street with a wide selection of independent shops, cafés, pubs and restaurants, alongside well-known retailers including Waitrose and M&S Simply Food.

Berkhamsted railway station provides regular direct services to London Euston from approximately 30 minutes. The town is conveniently served by the A41, offering access to Junction 20 of the M25, while Junction 8 of the M1 is also within convenient reach.

There is an excellent choice of schooling locally and in the surrounding area, including the highly regarded Berkhamsted School, catering from nursery through to sixth form, as well as Westbrook Hay and Beechwood Park.

The town has a thriving community and recreational scene with many clubs including Berkhamsted Tennis Club, Berkhamsted Cricket Club and Berkhamsted Bowls Club. For golf, Berkhamsted Golf Club and Ashridge Golf Club are nearby. There is an abundance of nearby countryside to explore too, including the Ashridge Estate, which comprises approximately 5,000 acres of National Trust land.

### Approximate distances

Berkhamsted High Street – 1.1 miles  
Berkhamsted Train Station – 1.5 miles  
M25 Junction 20 – 8.3 miles  
M1 Junction 8 – 8.7 miles  
Heathrow Terminal 5 – 26.9 miles



## WYNDCLIFFE

Originally built in the 1930s, the property has been subject to extensive and meticulous renovation in recent years. It retains a wealth of character features throughout alongside contemporary luxury finishes, enhanced by a comprehensive interior design scheme and exemplary craftsmanship.

Upon entering, the reception hall sets a notable first impression. The home has a range of impressive reception spaces, which include a magnificent triple-aspect sitting room, complete with a bay window and a wood-burning stove, an expansive family room with versatile mezzanine level above and a vaulted dual-aspect study. The heart of the home is the expertly crafted kitchen, dining and snug area. The award-winning kitchen is a standout feature, completely bespoke and finished to a high specification with a range of integrated Gaggenau appliances. The kitchen flows seamlessly into a dining area and a snug, with doors opening directly onto the rear garden. A fully fitted walk-in pantry adds further practicality.

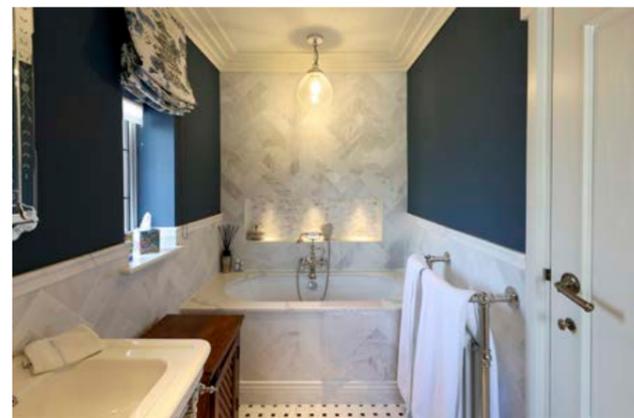
A further lounge area, utility room, two downstairs cloakrooms and two plant rooms complete the downstairs accommodation.

The swimming pool complex can be accessed via the main house and includes a changing area and a pool room.

Upstairs are four well-proportioned bedrooms including a wonderful principal bedroom suite with an en-suite and a walk-in-wardrobe. A family bathroom with a separate shower and bath serves the other three bedrooms. A pull-down ladder in the second bedroom provides access to a useful loft room with windows.

The current owners were granted planning permission in 2023 for a new front porch canopy (this has been actioned) alongside a replacement swimming pool building and a rear extension to the garage – full details of this application can be found on the Dacorum planning website page under the reference: 23/01058/FHA.







## GARDENS AND GROUNDS

Wyndcliffe sits in a private, wraparound plot of approximately 0.33 acres which has been beautifully landscaped with a range of planting and manicured lawned areas. The house is centrally positioned within the plot, which enhances the feeling of privacy and enables many of the rooms to have pleasant views over the gardens. The gated entrance adds to the discreet feel and provides access to ample driveway parking and garaging. A storage room and a shed are useful additional areas.



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.

We would be delighted  
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