

Manor House
Robins Nest Hill
Little Berkhamstead



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A breathtaking period property with exquisite contemporary styling and extensive gardens and grounds, set within a sought-after Hertfordshire village setting.

Manor House is a striking six-bedroom home forming part of a handsome period property in the heart of the delightful Hertfordshire village of Little Berkhamsted. The property occupies the west wing of the substantial house and retains a wealth of character features, complemented by stylish modern fittings and décor, while outside it is set within more than six acres of magnificent gardens and grounds.

The central hallway provides an impressive welcome to the home, featuring wooden flooring, panelled walls and a grand oak staircase rising to the upper floor. It leads to four well-appointed reception rooms, comprising a generous drawing room with ornate cornicing, panel detailing, a fireplace with log burner and a beautiful south-facing bay window flooding the space with natural light, together with a separate study and entertainment room. The entertainment room benefits from a tall bay window overlooking the gardens. The open-plan kitchen and dining room offers further space for both everyday living and entertaining, with sleek contemporary units, integrated appliances and a conservatory-style dining area enjoying panoramic garden views.

A sweeping staircase rises to the first-floor landing, leading to three bedrooms, including the principal suite with dressing room, en suite shower room and a freestanding bath set within a bay window overlooking the gardens. A further bedroom mirrors this feature, also incorporating a freestanding bath within its bay window.

The second floor provides flexible additional accommodation, including a kitchenette, two en suite bedrooms and a further bedroom or sitting room, offering potential as a self-contained top-floor apartment.



Outside, the property is surrounded by delightful, far-reaching gardens and grounds with rolling lawns, meadows, wooded areas and terracing for al fresco dining. A gravel driveway provides ample parking and access to the detached double garage and barn, completing this exceptional country residence.

Location

Manor House is in an idyllic setting in the quiet and charming Hertfordshire village of Little Berkhamsted. The village itself has a village shop, a local store and a parish church, while four miles to the south, Cuffley offers everyday amenities including small supermarkets, plus a selection of shops, cafés and restaurants. Bustling Hertford is also around four miles away, providing a wealth of shops, supermarkets and leisure facilities. Schooling in the area includes a primary school in Bayford, with state secondary schools in Hertford, Hatfield and Welwyn Garden City. The village is conveniently located for transport connections, with Bayford station, two miles away, providing services to Moorgate, and the A1(M) just six miles away.

Postcode region: SG13

General

Local Authority: East Hertfordshire District Council
Services: Mains electricity, water & private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

4,761 sq ft (433 sq m)

4 reception rooms

6 bedrooms

3 bathrooms

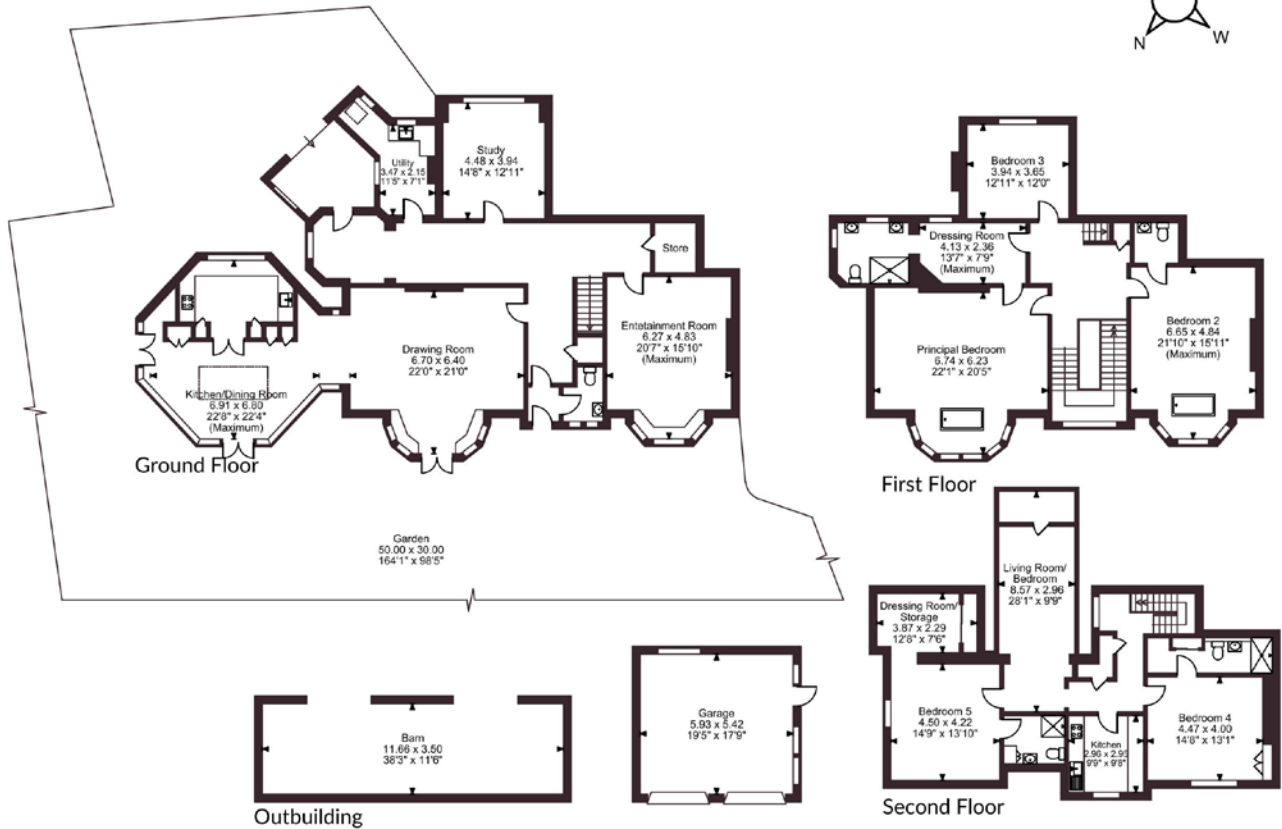
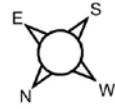
Garage

Freehold | Village

Guide price £2,950,000



Manor House, Robins Nest Hill, Little Berkhamsted, Hertford
 Main House internal area 4,671 sq ft (433 sq m)
 Garage internal area 346 sq ft (32 sq m)
 Barn internal area 439 sq ft (41 sq m)
 Total internal area 5,456 sq ft (506 sq m)
 Garden area 605 Acres



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Strutt & Parker Cuffley

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