



Substantial family house in approximately 1 acre

**Fairways, Frithsden Copse, Berkhamsted, Hertfordshire, HP4 2RQ**

Freehold

**savills**



Reception hallway • Sitting room • Family room • Kitchen  
Breakfast room • Dining room • Study • Utility room  
Cloakroom • Master bedroom with en suite bath and  
shower room • Bedroom 2 with en suite shower room  
3 further bedrooms • Family bathroom • Large indoor  
swimming pool with shower room • Wonderful southerly  
facing mature gardens backing onto the golf course  
Tennis court (in need of resurfacing) • Double garage  
Carriage driveway • About 1 acre in all • No upper chain

Berkhamsted high street and  
main line station 1.8 miles -  
London Euston from  
27 minutes  
A41 Bypass south of  
Berkhamsted - 2.7 miles  
Hemel Hempstead - 5.2 miles  
Tring - 7 miles  
M1 (Junction 8) - 7.6 miles  
M25 (Junction 20) - 8.7 miles

### The Property

Fairways is a substantial  
detached family house situated  
in one of the area's most  
prestigious private roads on the  
edge of the National Trust  
Ashridge Estate.

The house currently offers  
over 4,500 sqft (including pool)  
of space and boasts wonderful  
mature gardens adorned with  
Rhododendrons. The house is  
approached over an attractive  
carriage driveway which leads to  
the garaging and provides  
ample parking for  
numerous cars.

### Situation

Frithsden Copse is one of the  
most sought after roads in  
Hertfordshire and is home to  
prestigious, detached houses  
most enjoying an acre or so of  
grounds. Frithsden Copse lies  
adjacent to the Ashridge  
National Trust woods which is  
designated as an Area of  
Outstanding Natural Beauty.

Berkhamsted high street is  
just under 2 miles away and is  
considered a highly desirable  
commuter town, with excellent  
transport links by road and rail.  
The mainline train station  
provides a regular and direct link  
to London Euston in under 30  
minutes, whilst major road  
connections nearby include the  
M25 (J20) and the M1 (J8). The  
A41 dual carriageway runs to the  
South of the town, providing an  
excellent connection to Hemel  
Hempstead, Watford, Tring  
and Aylesbury.

Berkhamsted provides a wide  
range of shopping opportunities,  
including independent  
boutiques and eateries with  
major stores such as Waitrose,  
M & S food hall and Boots on the  
high street.







The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible also.

There is an excellent range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 4,000 acre Ashridge Estate. Nearby golf courses include Ashridge, Berkhamsted, Aldbury and The Grove.

There are a number of excellent schools in the area including Berkhamsted School for Boys and Girls, Merchant Taylors for Boys, Heatherton House, Royal Masonic School and Wycombe Abbey School for Girls. There is also the world famous Ashridge Management College a short distance away as well as Tring School for Performing Arts.

**Local Authority**  
Dacorum Borough Council.

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**  
Strictly by appointment with Savills.

**Agents note**  
Photography taken in April 2017.



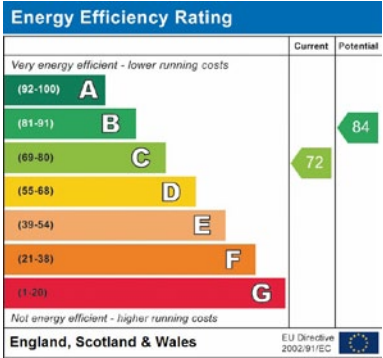


**Fairways, Berkhamsted**  
**Main House gross internal area = 4,507 sq ft / 419 sq m**  
**Garage gross internal area = 394 sq ft / 37 sq m**  
**Total gross internal area = 4,901 sq ft / 456 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8286783/NJD

For identification only. Not to scale. ©O41019NI



**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

