



REGENT
ESTATES

BEACON ROAD, RINGSHALL, BERKHAMSTED

£995,000 Freehold

ACCOMMODATION

VIEWINGS START SATURDAY 23RD OCTOBER! A beautifully presented four bedroom detached family home, with two reception rooms, kitchen/breakfast room and a double garage, set within delightful gardens abutting National Trust Land and situated within the heart of this historic and picturesque hamlet, which is close to the village of Little Gaddesden. The property is surrounded by some of the region's most beautiful countryside, yet still conveniently placed for Berkhamsted and Tring town centres and the mainline stations, serving London (Euston).

Boundary Edge has spacious rooms throughout, which include four bedrooms and two reception rooms. There is also scope to convert all or part of the double length garage, in order to create even more living accommodation, if required, subject to the usual consents. The property is ideally situated within one of the regions most exquisite settings, whilst still occupying a very convenient location.

The property is surrounded by beautiful National Trust land and is close to the village of Little Gaddesden, offering various facilities, which include a Church of England Mixed Junior School, a shop and Post Office and a thriving Public House and Restaurant. There is a wide variety of sporting clubs and social groups within the village, as well as the renowned Ashridge Golf Course. Ringshall and Little Gaddesden are recognised as being in one of the most idyllic locations and are conveniently placed for both Berkhamsted and Tring town centres, with mainline stations serving London (Euston).

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

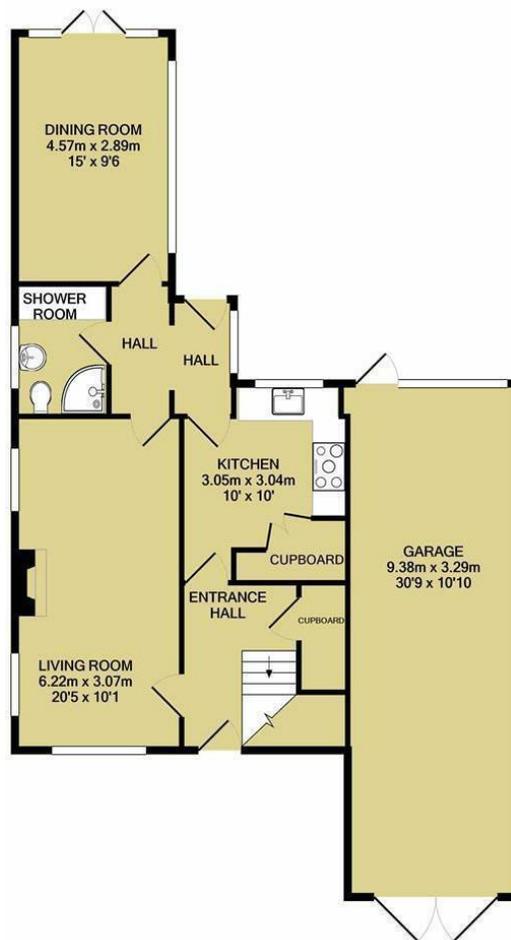
Strictly by appointment through Regent Estates.

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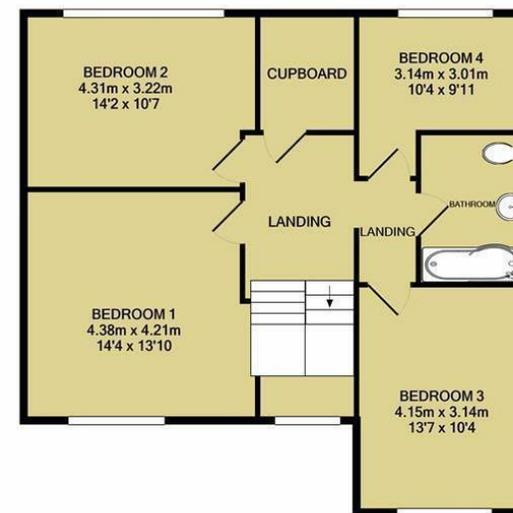
Email: info@regent-estates.com
www.regent-estates.com







GROUND FLOOR
APPROX. FLOOR
AREA 91.2 SQ.M.
(981 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 74.2 SQ.M.
(799 SQ.FT.)

TOTAL APPROX. FLOOR AREA 165.4 SQ.M. (1780 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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