

WATER END, FLAUNDEN, HERTFORDSHIRE

£650,000 Freehold

ACCOMMODATION

A rare opportunity to acquire a building plot with planning permission (Planning number on Dacorum Council Website 25/00618/FUL) to create your own bespoke home, set in an idyllic position along a quiet country lane with uninterrupted rear views across open countryside.

Planning consent has been granted for an impressive detached residence extending to approximately 2,691 sq ft.

The proposed ground floor accommodation comprises an entrance hall, cloakroom, spacious open-plan kitchen/dining/living area, and a versatile home office/snug.

The first floor is designed to offer a luxurious principal bedroom with dressing area and en-suite, together with two further bedrooms, each benefiting from their own dressing area and en-suite facilities.

Externally, the property will enjoy private gated access leading to a driveway and double garage, with side access to the rear garden.

Bovingdon caters well for everyday needs, offering a range of independent shops, a pharmacy, welcoming local pubs, and a thriving community atmosphere. The nearby towns of Berkhamsted and Amersham are both within easy reach, providing an excellent selection of boutiques, restaurants, cafés, and highly regarded schools.

End Oak is also conveniently close to the picturesque village of Flaunden, a charming setting surrounded by rolling countryside and woodland. Offering a peaceful rural lifestyle and a strong sense of community, the village is home to two much-loved pubs.

For commuters, Hemel Hempstead station provides direct services to London Euston in approximately 28 minutes, while Chorleywood station offers both Underground and National Rail connections, giving convenient access into central London. This combination of countryside tranquillity and excellent transport links makes the location particularly attractive for those seeking a rural lifestyle

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





Datum 145.00
H1
SOUTH WEST (FRONT) ELEVATION



NORTH EAST (REAR) ELEVATION



SOUTH EAST (SIDE) ELEVATION



NORTH WEST (SIDE) ELEVATION

KEY
 --- To be demolished
 ■ To be retained
 ■ To be demolished
 ■ To be retained

WATERFALLS
 Roof: Slate
 Walls: Stone masonry/cladding with a red mud brick pattern
 Windows & Doors: Powder coated aluminium - colour TBC

B 18.02.2025 Replacement drawings
A 19.02.2024 New design following pre-app
 Rev. Date Amendment

DRAWING NO.
20105 / 14B

PROJECT TITLE
OAKLEIGH BUNGALOW

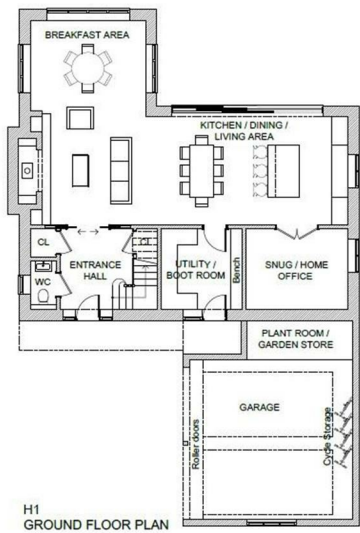
DRAWING NAME
PROPOSED ELEVATIONS
House 1

STATUS
PLANNING

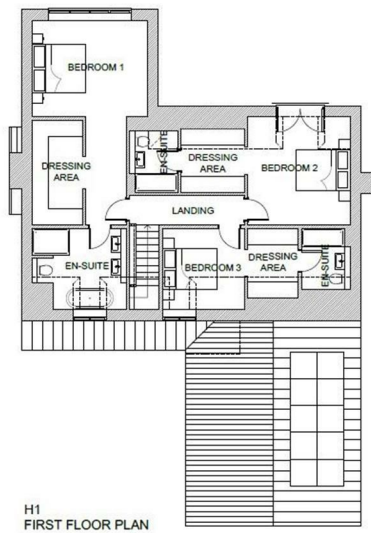
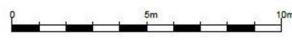
SCALE(S)
1:100

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H1
GROUND FLOOR PLAN



H1
FIRST FLOOR PLAN



KEY
 (NOTE: Not all used)
 ■ Existing Walls
 ▨ Proposed Walls
 --- To be demolished

Fridge
FR Fridge
OV Oven
GW Gas Water
R Radiator
TR Trunk
TV Tumble Dryer
DR Drum
RL Radiator
G Gas Meter
E Electric Meter
B Boiler

HWC Hot Water Cylinder
UF Underfloor Heating Manifold
SWP Soil Vent Pipe
GS Gas Stack
AAV Air Admittance Valve
RRP Rainwater Pipe
GU Gully
FWO Foul Water Overflow
FWC Foul Water Chamber
SWC Surface Water Chamber
SWI Surface Water Inspection Chamber
MH Existing Manhole
FE Fencing
CL Center Line

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A 19.02.2024 New design following pre-app
 Rev. Date Amendment

DRAWING NO.
20105 / 13B

PROJECT TITLE
OAKLEIGH BUNGALOW

DRAWING NAME
PROPOSED FLOORPLANS
House 1

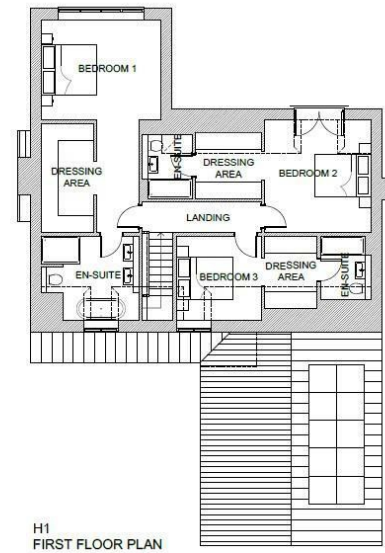
STATUS
PLANNING

SCALE(S)
1:100

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- KEY:
(NOTE: Not all used)
- Existing Walls
 - Proposed Walls
 - To be demolished
- F Fridge
 - FR Freezer
 - OV Oven
 - DW Dishwasher
 - R Radiator
 - TR Tower Fan (heated)
 - W Washing Machine
 - DR Tumble Dryer
 - RL Rooflight
 - G Gas Meter
 - E Electric Meter
 - B Boiler
 - HWC Hot Water Cylinder
 - MF Underfloor Heating Manifold
 - SVP Soil Vent Pipe
 - SS Stub Sink
 - AAV Air Admission Valve
 - RWP Rainwater Pipe
 - GU Gully
 - FWS Foul Water Sewage
 - FWIC Foul Water Inspection Chamber
 - DWS Surface Water Drainage
 - SWIC Surface Water Inspection Chamber
 - MH Existing Manhole
 - RE Rooding Eye
 - CL Center Line

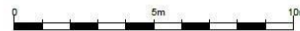
B 10.01.2025 Replacement drawings
A 19.02.2024 New design following pre-app
Rev. Date Amendment

DRAWING NO.
20105 / 13B
PROJECT TITLE
OAKLEIGH BUNGALOW

DRAWING NAME
PROPOSED FLOORPLANS
House 1
STATUS
PLANNING
SCALE@A3
1:100

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