



REGENT
ESTATES

NETTLEDEN, NR BERKHAMSTED

£2,250,000 Freehold

ACCOMMODATION

Set within an exceptional private holding extending to almost 17 acres of gardens, paddocks and grounds, this impressive six-bedroom country property offers a wonderful combination of spacious accommodation, equestrian facilities and extensive outdoor space.

The property is presented in excellent decorative order and provides well-proportioned and versatile accommodation arranged over three floors. The welcoming entrance hall leads to a generous living room, separate dining room and study, together with a well-appointed kitchen/breakfast room, utility room and additional plant/boiler room.

On the first floor are six bedrooms, five of which are generous doubles, including a principal bedroom with dressing room and ensuite, together with two 'Jack and Jill' shower rooms and a further ensuite. shower room.

Completing the accommodation is a sizeable basement with good ceiling height. Currently used as a 'den' it could be turned into an excellent gym or cinema room if preferred.

Externally, there is a range of equestrian facilities, including a number of stables and a tack room, complemented by extensive paddocks and gardens. The grounds extend to almost 17 acres in total and provide an exceptional degree of privacy, space and versatility, making the property ideal for those seeking an equestrian or country lifestyle.

The property also benefits from a triple garage and gym

Situated on the outskirts of the tranquil village of Nettleden, just three miles from Berkhamsted, the property offers a rare opportunity to acquire a substantial family home with extensive grounds, stabling, paddocks and excellent ancillary accommodation.

LOCATION

OUTSIDE

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.

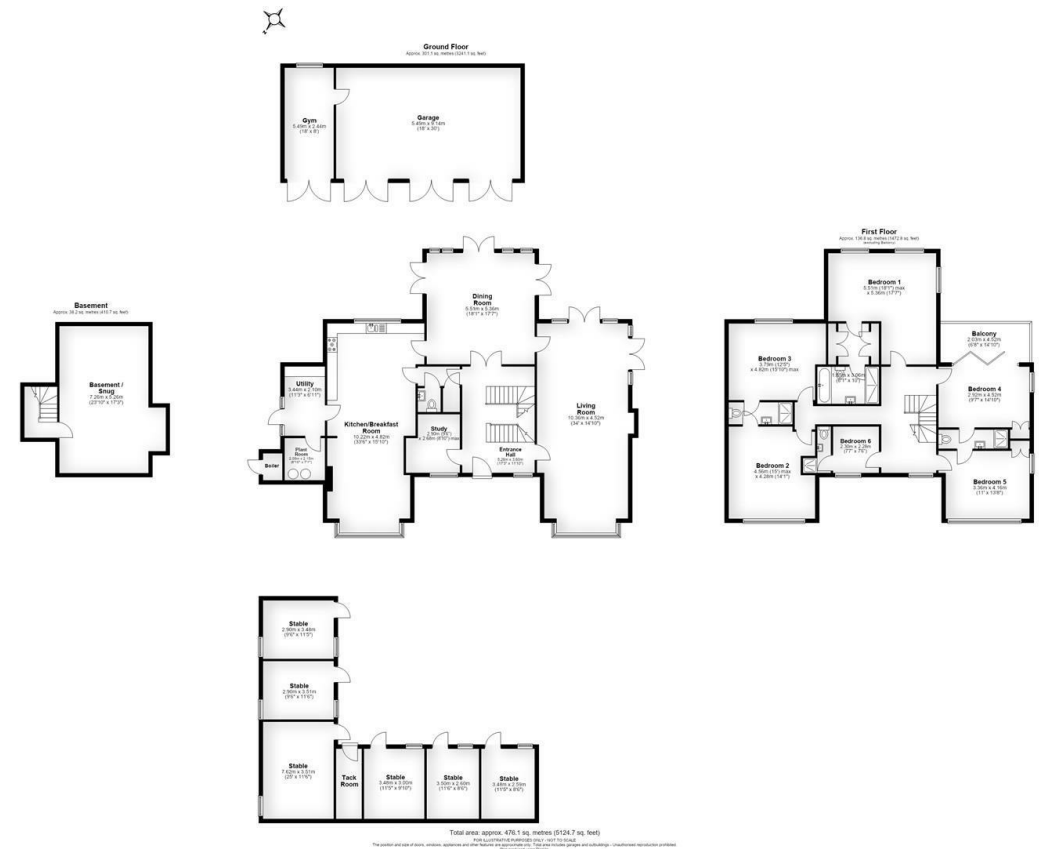
01442 877878

141-143 High Street, Berkhamsted, Herts,
HP4 3HH

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







REGENT
ESTATES

TELEPHONE: 01442 877878
141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com