



REGENT
ESTATES

STUDHAM LANE, DAGNALL, BERKHAMSTED

£1,200,000 Freehold

ACCOMMODATION

VIEWINGS FROM SATURDAY 30TH AUGUST. A rare opportunity to purchase this detached rural home elevated within its plot. A main feature of the property are the truly stunning views out over the valley towards Little Gaddesden and Ivinghoe Beacon. The entrance driveway leads up to a turning circle with a pathway to the front door.

The entrance hall has stairs rising to the first floor landing, a cloakroom and doors through to the fitted kitchen/breakfast room leading through into the family room. Also from the hall there is access to the study, the morning room and a further door to the sitting room.

From the first floor landing are 5 bedrooms and two bathrooms. Outside there is a rear terrace enjoying the spectacular views. The gardens are mainly laid to lawn with mature borders. There is a detached shed and workshop and a detached store. A pathway from the house leads to a gated access to the front.

With the picturesque village of Whipsnade on your doorstep, which is located in the beautiful South Bedfordshire countryside, on the eastern edge of the Chiltern Hills. The surrounding area boasts stunning natural scenery, with attractions such as Whipsnade Zoo, The Tree Cathedral and Dunstable Downs all located nearby. The nearby market town of Tring offers local shopping facilities, while more extensive amenities can be found in nearby towns such as Berkhamsted and Harpenden. Whipsnade is also well positioned for access to London, with the M1 Junction 9 approximately 6 miles away. There are also efficient train links to London available from either Berkhamsted and Harpenden or Luton Parkway, which take under 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.

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







Ground Floor

Approx. 123.4 sq. metres (1328.4 sq. feet)



First Floor

Approx. 100.6 sq. metres (1082.9 sq. feet)



Total area: approx. 224.0 sq. metres (2411.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using Planity.

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