



PROPOSED STREET ELEVATION

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REGENT
ESTATES

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.

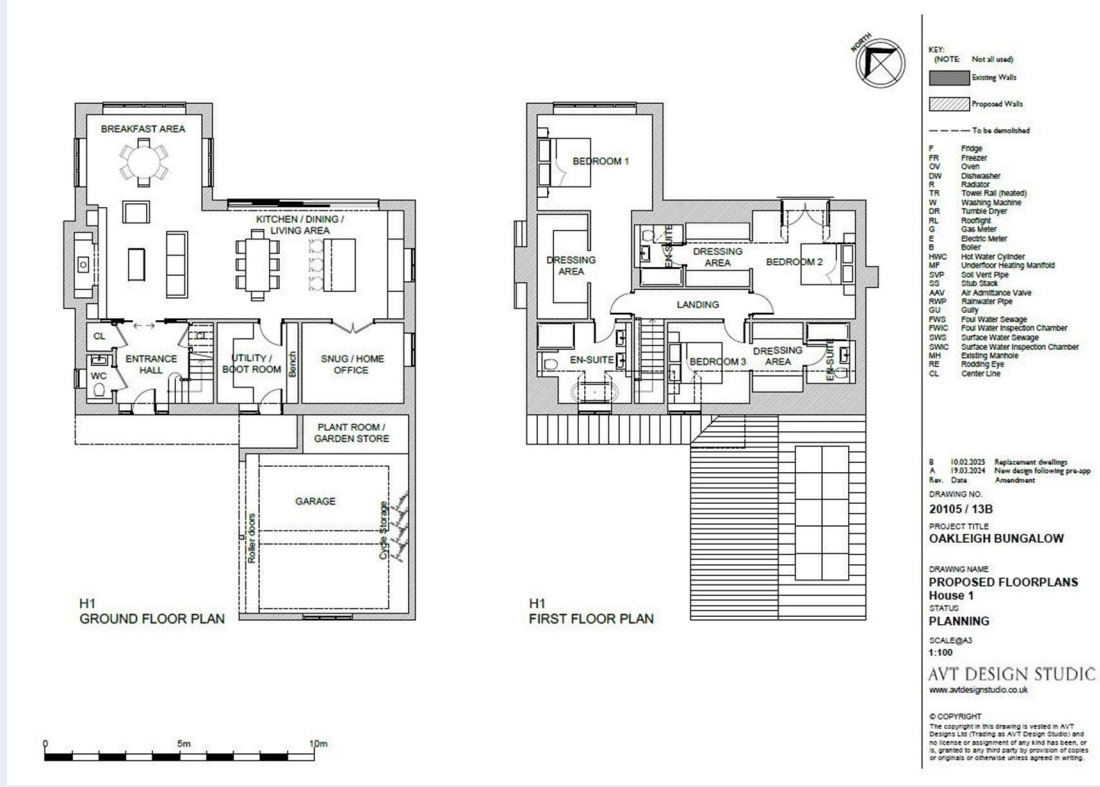
VIEWING

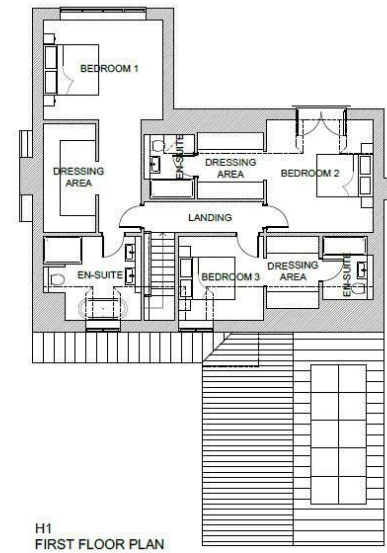
Strictly by appointment through Regent Estates.

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KEY:
(NOTE: Not all used)

	Existing Walls
	Proposed Walls
	To be demolished

F	Fridge
FR	Freezer
OV	Oven
DW	Dishwasher
R	Radiator
TR	Towel Rail (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
DVP	Soil Vent Pipe
SS	Stub Stack
AAV	Air Admission Valve
RWP	Rainwater Pipe
GU	Gully
FWS	Foul Water Sewage
FWIC	Foul Water Inspection Chamber
DWS	Surface Water Sewage
DWIC	Surface Water Inspection Chamber
MH	Existing Manhole
RE	Rodding Eye
CL	Center Line

B	10.02.2025	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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