



REGENT  
ESTATES

# STUDHAM LANE, DAGNALL, BERKHAMSTED

£800,000 Freehold

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## ACCOMMODATION

Regent Estates are delighted to market Primrose Farm. A rare to the market small holding set on 8.8 acres of land, this two bedroom barn conversion includes a lounge/diner, kitchen and bathroom. Outside is an attached barn with a lean to, to one side.

The Location - Nestled in Dagnall, this residence enjoys a serene location, away from the bustling city life, while still providing convenient access to essential amenities. The nearby area offers picturesque walks, enchanting villages, and excellent transportation links, making it an ideal location for those seeking a harmonious balance between tranquillity and accessibility.

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

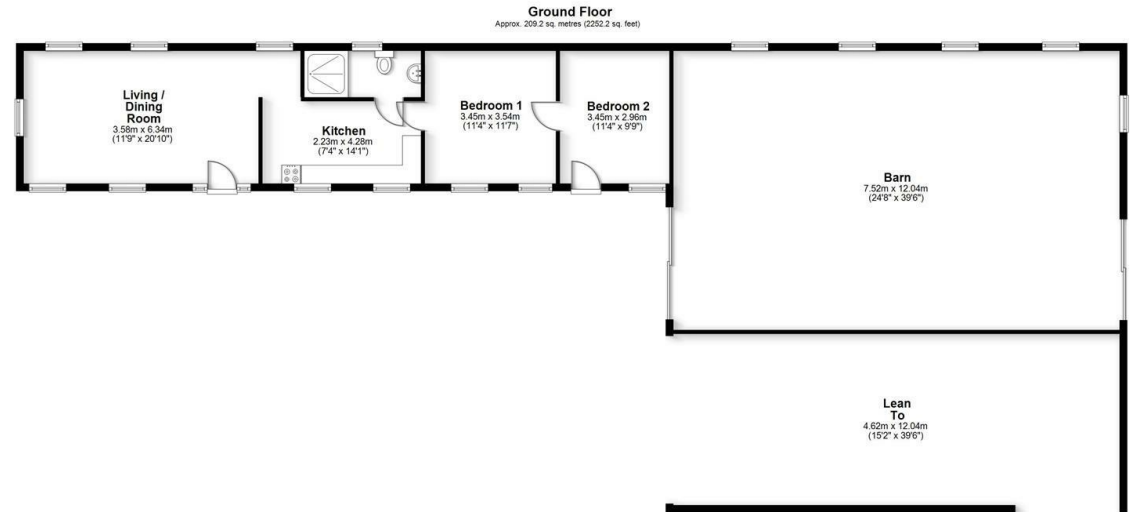
Strictly by appointment through Regent Estates.

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Total area: approx. 209.2 sq. metres (2252.2 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 - © My Home Property Marketing - Unauthorised reproduction prohibited.  
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