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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



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GUIDE PRICE

£900,000

A detached, double fronted, period home with a generous plot, detached double garage with self contained annex and character features to include open grate fireplace, exposed brick chimney and timber beams. Early viewings highly recommended.



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## Studham Lane, Dagnall, Berkhamsted, HP4

Approximate Area = 2136 sq ft / 198.4 sq m  
 Limited Use Area(s) = 79 sq ft / 7.3 sq m  
 Garage = 221 sq ft / 20.5 sq m  
 Annex = 494 sq ft / 45.8 sq m  
 Outbuilding = 71 sq ft / 6.5 sq m  
 Total = 3002 sq ft / 278.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1122992



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
34	77		





A rare chance to purchase a former local brewery with detached double garage and self contained annex.



**The Main House**  
The front door opens to an entrance porch which leads to a spacious inner hallway with stairs rising to the first floor and doors opening to the ground floor accommodation including the ground floor cloakroom which is fitted with a white two piece suite. There is a dedicated dining room which is dual aspect with windows to the front and side and a fireplace with feature stove inset. The living room which measures 20ft has a window to the front and another fireplace with cast iron stove inset. Double doors from here open to the wonderful family room which is approaching 27 ft in length and opens to the outside. The kitchen is another dual aspect room and is fitted with a range of base and eye level units. A study completes the ground floor.

At the first floor level there are three good size bedrooms and a spacious family bathroom. Bedrooms one and two are both dual aspect while the third bedroom has stairs rising to the fully boarded attic space which also has a window to the side.

**Double Garage & Self Contained Annex**  
Wrought iron gates open to a sweeping driveway which lead directly to the detached double garage which has a double width up and over door, power and light. The annex to the side of the property and connected to the garage has a ground floor living space with stairs rising to the first floor bedroom which also boasts an ensuite shower room.

**The Gardens**  
The main area of the garden is laid to well tendered lawn and fully enclosed with a number of specimen trees and hedging. a raised patio area has a pergola over and makes the ideal al fresco dining area. Surrounding the rear of the house is flower and shrub beds with a path leading round to the other side of the property that offers pedestrian access and a log storage area. There is a raised paved seating area by the lawn with a well and a further seating area between the main house and annexe.

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#### 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.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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