



REGENT  
ESTATES

# FRITHSDEN COPSE, BERKHAMSTED

£3,000,000 Freehold

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## ACCOMMODATION

Wood End is a substantial country house set within lovely grounds adjacent to Ashridge National Trust yet just a few minutes' drive from Berkhamsted High Street and mainline railway station. The property is sold with no upper chain and offers an amazing opportunity to extend and renovate or completely re-develop the plot STPP.

This family home is situated on the area's most desirable of private roads. Wood End offers over 4,800 sqft of accommodation and is situated on a southerly facing plot of just over one acre. There are six reception rooms to the ground floor allowing for ample scope to utilise the house to suit numerous family lifestyles.

On the first floor, the principal bedroom is en-suite with views of the rear garden. There are also four further double bedrooms, three of which have views of the rear garden, and two bathrooms.

The plot itself is wonderfully mature and offers an excellent degree of privacy. There is a 'sunken garden' and a large area of lawn and mature woodland to the rear. There is also a swimming pool with plant room and changing room leading to a separate market garden area with a greenhouse.

Wood End is approached via a carriage driveway providing ample parking for numerous vehicles and there is also a triple garage.

EPC Rating E. Council Tax Band H.

## 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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Approximate Gross Internal Area  
 Ground Floor = 225.0 sq m / 2,422 sq ft  
 First Floor = 158.4 sq m / 1,705 sq ft  
 Garage = 55.1 sq m / 593 sq ft  
 Outbuilding = 9.6 sq m / 103 sq ft  
 Total = 448.1 sq m / 4,823 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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