



Hospice  
St Francis

Cook S

REGENT  
ESTATES

# DARRS LANE, NORTHCHURCH, BERKHAMSTED

£1,750,000 Freehold

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## ACCOMMODATION

A unique and rare opportunity to purchase a 4.3 acre plot, with planning permission granted to extend the main house and build a separate 1062 square foot 3 bedroom barn directly behind.

This impressive plot which has been in the same family for over 50 years is located on the outer edges of Berkhamsted in a quiet, semi-rural area. Little Oaks has stunning views across the front. No upper chain.

Please note JUST the land is outlined in Purple and falls within the area of greenbelt and outstanding natural beauty.

24/02565/FHA - Planning reference number to view via Dacorum. 2-storey rear extension, new front porch and internal alterations. Resulting total square meters of 181.7sq.m.

22/01282/FUL - Planning permission is granted for the demolition of existing storage building and the construction of one residential dwelling (1062 square foot) with associated parking and amenity area.

Built by Charles Harrowell for the manager of his brickworks, Little Oaks is approached via the entrance porch and solid front door to the large entrance hall with access to the lounge. Passageway gives access to the dining room and the well-appointed kitchen. Doors lead out to the boot room/utility room and Cloakroom. Upstairs there are two double bedrooms, a family bathroom and a large loft space (ideal for velux windows and office space).

The house is set back from the road, with a generous driveway providing ample parking.

Little Oaks is situated close to the southern end of Darrs Lane and the junction with Shootersway, which gives easy access to the fine countryside of the Chilterns Area of Outstanding Natural Beauty and the hilltop villages. The renowned health resort of Champneys is about 2 miles and a five-minute drive away.

## 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

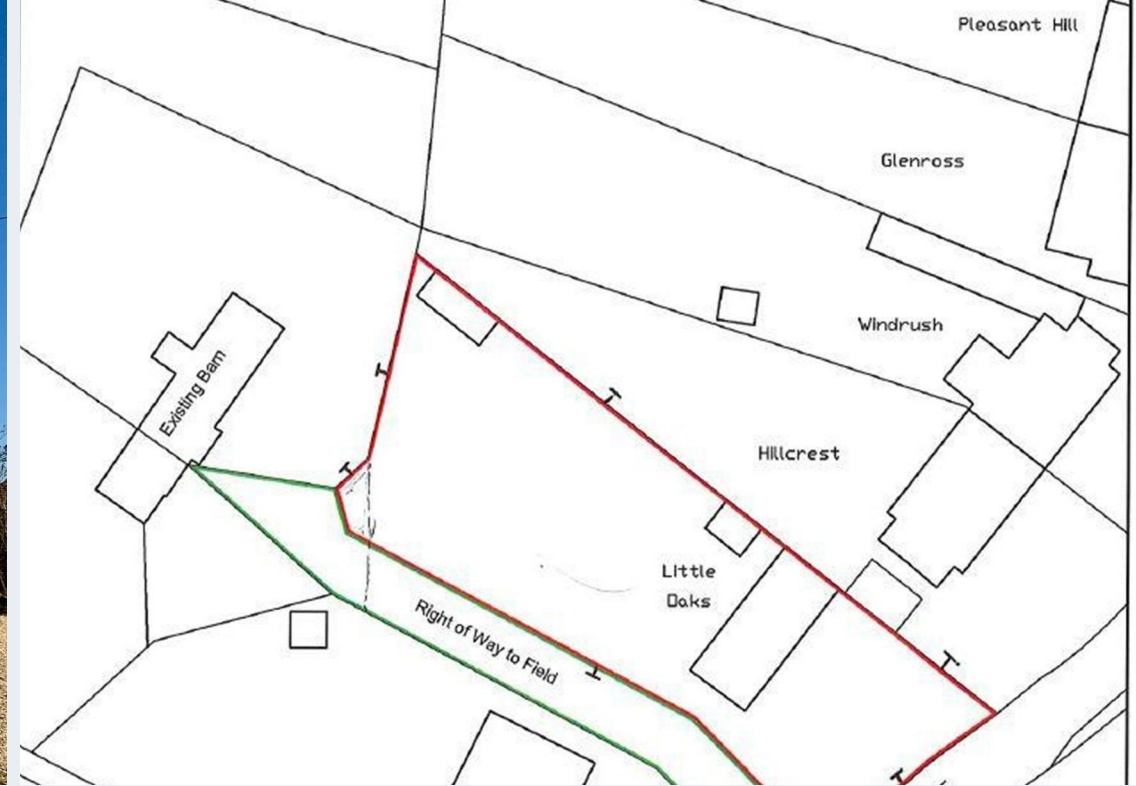
Strictly by appointment through Regent Estates.

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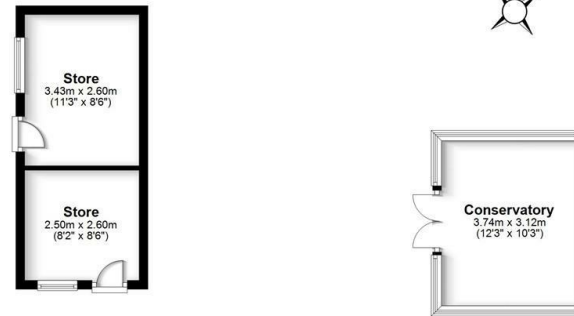




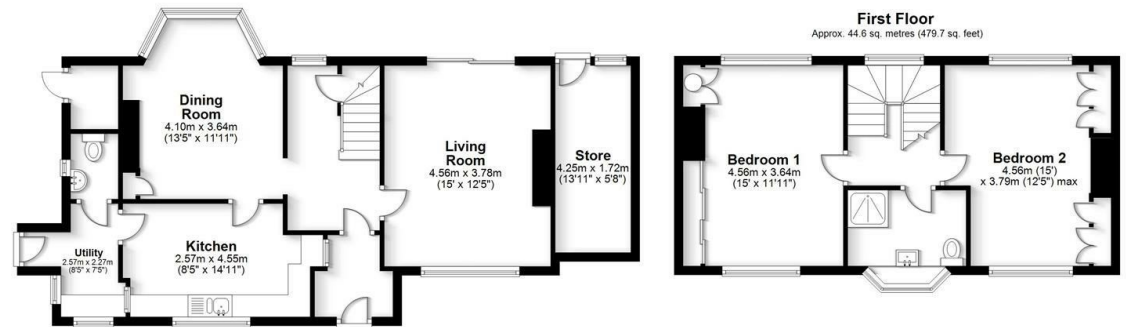




**Ground Floor**  
Approx. 96.9 sq. metres (1042.8 sq. feet)



**First Floor**  
Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 141.4 sq. metres (1522.5 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.  
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