



REGENT
ESTATES

STUDHAM LANE, DAGNALL, BERKHAMSTED

OFFERS IN EXCESS OF £1,150,000

Freehold

ACCOMMODATION

A Rare Opportunity in a Stunning Rural Setting

Elevated within its generous plot, this detached countryside residence enjoys breathtaking panoramic views across the valley towards Little Gaddesden and Ivinghoe Beacon. Set back from the lane, the property is approached via a private driveway leading to a turning circle and a pathway to the front entrance.

Inside, the welcoming entrance hall features a staircase to the first floor, a cloakroom, and access to the main living spaces. The fitted kitchen/breakfast room flows seamlessly into a bright family room, creating an ideal space for everyday living. The morning room, study, and spacious sitting room offer additional versatile reception areas, perfect for both relaxation and entertaining.

Upstairs, the first-floor landing leads to five well-proportioned bedrooms and two family bathrooms, providing ample space for family and guests alike.

The rear terrace is perfectly positioned to take full advantage of the spectacular countryside views, making it an ideal spot for al fresco dining or simply enjoying the peaceful surroundings. The extensive gardens are mainly laid to lawn with well-established borders, offering privacy and tranquillity.

Additional features include a detached shed and workshop, a separate store, and a gated path providing access to the front of the property.

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. 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 Tring and Berkhamsted stations.

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. 123.4 sq. metres (1328.4 sq. feet)



First Floor

Approx. 100.6 sq. metres (1082.9 sq. feet)



Total area: approx. 224.0 sq. metres (2411.3 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 - Unauthorised reproduction prohibited.
Plan produced using Planity.

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