



Beacon Road

Ringshall



Offers In Excess Of £865,000

Porch | entrance hall | lounge/dining room | study | bedroom four | WC | kitchen/breakfast room | landing | principal bedroom with ensuite shower room | two further bedrooms | family bathroom | driveway | double garage | rear garden

Set in the desirable village of Ringshall, near Berkhamsted, this chalet style detached home offers stunning views and flexible living spaces, ready for your personal touch and with no onward chain.





You enter via a small porch into a bright hallway with wooden flooring and an open staircase, creating an immediate sense of light and openness. A downstairs cloakroom adds everyday convenience.

The main living space is a generous lounge and dining room that runs the full depth of the house, filled with natural light and enjoying views over the surrounding countryside. Doors open directly onto the garden, making it an ideal setting for both everyday living and entertaining. The kitchen/breakfast room is well arranged with ample storage and workspace, and benefits from direct access to both the garden and the garage, particularly practical for day-to-day-life.

A key feature of the ground floor is its flexibility. In addition to the main living areas, there is a separate study, ideal for home working, alongside a ground floor bedroom. This space could equally serve as a guest room, snug, or playroom, making the layout well suited to a range of lifestyles, including multigenerational living or those requiring ground floor accommodation.

Upstairs, there are three good sized bedrooms. The principal bedroom has its own ensuite shower room, while the remaining bedrooms are served by a family bathroom.

This is a comfortable and adaptable home in a sought-after setting, with clear potential for a new owner to update and personalise over time.

Outside

Outside, the property is set behind gates with a private driveway, providing parking and access to a double garage. The rear garden is private and low maintenance, offering a peaceful and manageable outdoor space to enjoy.

Tenure

Freehold.



Services

Oil fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band F (Dacorum).

Situation

Ringshall is a pretty hamlet bordering the National Trust's Ashridge Estate, perfect for walking and riding. Nearby Little Gaddesden offers a junior school, village shop/post office, public house/restaurant, and bowls and tennis club. The historic market town of Berkhamsted, with its excellent amenities, is approximately five miles away. For commuters, the mainline stations at Berkhamsted and Tring provide fast and frequent services to London (Euston), while the M25 and M1 are easily accessible.



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Approximate Gross Internal Area
 Ground Floor = 91.4 sq m / 984 sq ft
 First Floor = 54.9 sq m / 591 sq ft
 Garage = 35.4 sq m / 381 sq ft
 Total = 181.7 sq m / 1,956 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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