



REGENT
ESTATES

DARRS LANE, NORTHCHURCH, BERKHAMSTED

£550,000 Freehold

ACCOMMODATION

A rare and exciting opportunity to create a bespoke barn-style home (1062 sq ft / 99.20m²) set within a highly desirable, private, and secluded plot extending to up to one acre. The property is accessed via a discreet driveway off Darrs Lane, offering excellent privacy in a sought-after location.

Full planning permission has been granted for the demolition of the existing storage building and the construction of a single residential dwelling with associated parking and amenity space. The approved design provides thoughtfully arranged accommodation comprising an impressive open-plan kitchen/dining area and sitting room, ideal for modern family living and entertaining.

The layout further includes a master bedroom with en-suite, two additional bedrooms, and a family bathroom, creating a well-balanced and versatile home suitable for a range of buyers.

Dacorum Planning Reference: 22/01282/FUL

The land 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.

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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

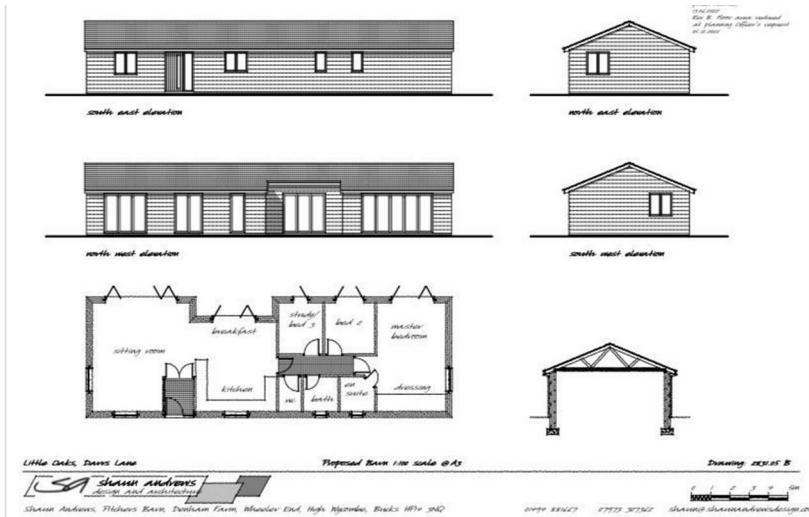
Strictly by appointment through Regent Estates.

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