



REGENT
ESTATES

FRITHSDEN COPSE, BERKHAMSTED

£2,500,000 Freehold

ACCOMMODATION

VIEWINGS FROM 25TH MARCH

Set within magnificent, mature grounds adjoining the renowned Ashridge Estate, Wood End is a substantial country residence offering exceptional privacy and space, yet positioned just minutes from the heart of Berkhamsted High Street and the mainline railway station.

Offered to the market with no upper chain, this impressive home presents a rare and exciting opportunity to extend, renovate, or comprehensively redevelop (subject to the usual planning consents).

Occupying a south-facing plot of just over one acre on one of the area's most prestigious private roads, the property provides more than 4,800 sq ft of versatile accommodation. The ground floor features six generous reception rooms, offering outstanding flexibility to suit a wide range of family lifestyles — whether formal entertaining, home working, or multi-generational living.

Upstairs, the spacious principal bedroom enjoys tranquil views over the rear garden and benefits from an en-suite bathroom. Four further double bedrooms, three with garden views, are served by two additional bathrooms.

The grounds are a particular highlight — mature and exceptionally private. They include a sunken garden, expansive lawns, and established woodland to the rear. A swimming pool with plant room and changing facilities connects through to a separate market garden with greenhouse, ideal for keen gardeners or those seeking a more self-sufficient lifestyle.

The property is approached via an impressive carriage driveway providing extensive parking, in addition to 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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