



# WATER END, FLAUNDEN, HERTFORDSHIRE

£650,000 Freehold

---

## ACCOMMODATION

A rare opportunity to acquire a building plot with planning permission ( Planning number on Dacorum Council Website 25/00618/FUL ) to create your own bespoke home, set in an idyllic position along a quiet country lane with uninterrupted rear views across open countryside.

Planning consent has been granted for an impressive detached residence extending to approximately 2,691 sq ft.

The proposed ground floor accommodation comprises an entrance hall, cloakroom, spacious open-plan kitchen/dining/living area, and a versatile home office/snug.

The first floor is designed to offer a luxurious principal bedroom with dressing area and en-suite, together with two further bedrooms, each benefiting from their own dressing area and en-suite facilities.

Externally, the property will enjoy private gated access leading to a driveway and double garage, with side access to the rear garden.

Bovingdon caters well for everyday needs, offering a range of independent shops, a pharmacy, welcoming local pubs, and a thriving community atmosphere. The nearby towns of Berkhamsted and Amersham are both within easy reach, providing an excellent selection of boutiques, restaurants, cafés, and highly regarded schools.

End Oak is also conveniently close to the picturesque village of Flaunden, a charming setting surrounded by rolling countryside and woodland. Offering a peaceful rural lifestyle and a strong sense of community, the village is home to two much-loved pubs.

For commuters, Hemel Hempstead station provides direct services to London Euston in approximately 28 minutes, while Chorleywood station offers both Underground and National Rail connections, giving convenient access into central London. This combination of countryside tranquillity and excellent transport links makes the location particularly attractive for those seeking a rural lifestyle

## 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.

01442 877878  
141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)





Datum 145.00  
H1  
SOUTH WEST (FRONT) ELEVATION



NORTH EAST (REAR) ELEVATION



SOUTH EAST (SIDE) ELEVATION



NORTH WEST (SIDE) ELEVATION

**KEY**  
 --- To be demolished  
 ■ To be retained  
 ■ Solar Panels  
 ■ Roof Light

**MATERIALS**  
 Roof: Slate  
 Walls: Clad in weatherboarding with a red mud brick gable  
 Windows & Doors: Powder coated aluminium - colour TRC

B 18.02.2025 Replacement drawings  
 A 19.02.2024 New design following pre-app  
 Rev. Date Amendment

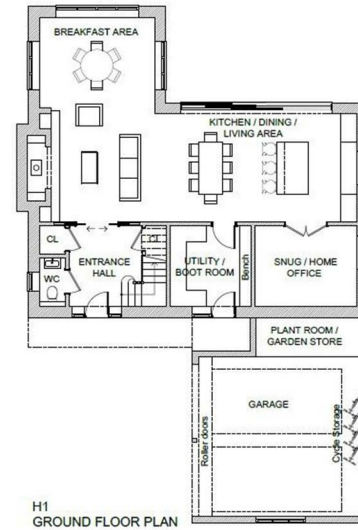
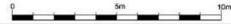
DRAWING NO:  
**20105 / 14B**  
 PROJECT TITLE:  
**OAKLEIGH BUNGALOW**

DRAWING NAME:  
**PROPOSED ELEVATIONS  
 House 1**  
 STATUS:  
**PLANNING**

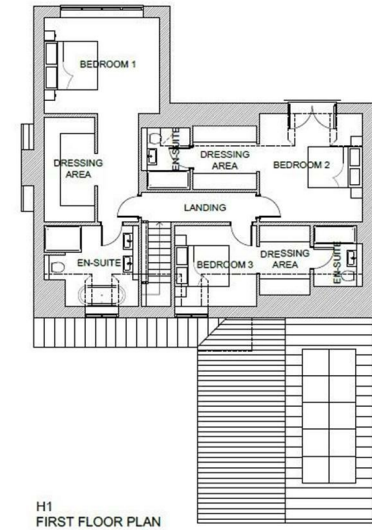
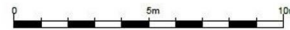
SCALE(S):  
 1:100

AVT DESIGN STUDIO  
 www.avtdesignstudio.co.uk

© COPYRIGHT  
 The copyright in this drawing is vested in AVT Design Ltd (Trading as AVT Design Studio) and no licence or assignment of any kind has been or is granted to any third party by provision of copies



H1  
GROUND FLOOR PLAN



H1  
FIRST FLOOR PLAN

**KEY:**  
 (NOTE: Not all used)  
 ■ Existing Walls  
 ▨ Proposed Walls  
 --- To be demolished

F Fridge  
 FW Fire  
 OV Oven  
 LW Linenwasher  
 R Radiator  
 TR Trunk  
 TW Tumble Dryer (heated)  
 TD Tumble Dryer  
 CR Churn  
 RL Radiator  
 G Gas Meter  
 E Electric Meter  
 B Boiler

HWC Hot Water Cylinder  
 LHF Underfloor Heating Manifold  
 SWP Soil Vent Pipe  
 SS Soap Sack  
 AAU Air Admittance Valve  
 RRP Rammer Pipe  
 GU Gully  
 FWV Four Water Valve  
 FWC Four Water Sealage  
 SWS Surface Water Sealage  
 SWSI Surface Water Inspection Chamber  
 MH Existing Manhole  
 RE Roofing Edge  
 CL Center Line

B 18.02.2025 Replacement drawings  
 A 19.02.2024 New design following pre-app  
 Rev. Date Amendment

DRAWING NO:  
**20105 / 13B**  
 PROJECT TITLE:  
**OAKLEIGH BUNGALOW**

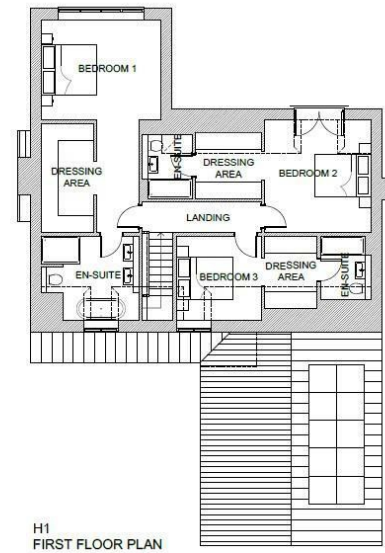
DRAWING NAME:  
**PROPOSED FLOORPLANS  
 House 1**  
 STATUS:  
**PLANNING**

SCALE(S):  
 1:100

AVT DESIGN STUDIO  
 www.avtdesignstudio.co.uk

© COPYRIGHT  
 The copyright in this drawing is vested in AVT Design Ltd (Trading as AVT Design Studio) and no licence or assignment of any kind has been or is granted to any third party by provision of copies or otherwise unless agreed in writing.





- KEY:  
(NOTE: Not all used)
- Existing Walls
  - Proposed Walls
  - To be demolished
- F Fridge
  - FR Freezer
  - OV Oven
  - DW Dishwasher
  - R Radiator
  - TR Tower Fan (heated)
  - W Washing Machine
  - DR Tumble Dryer
  - RL Rooflight
  - G Gas Meter
  - E Electric Meter
  - B Boiler
  - HWC Hot Water Cylinder
  - MF Underfloor Heating Manifold
  - SVP Soil Vent Pipe
  - SS Stub Sink
  - AAV Air Admission Valve
  - RWP Rainwater Pipe
  - GU Gully
  - FWS Foul Water Sewage
  - FWIC Foul Water Inspection Chamber
  - DWS Surface Water Drainage
  - SWIC Surface Water Inspection Chamber
  - MH Existing Manhole
  - RE Roding Eye
  - CL Center Line

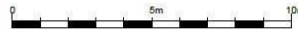
B 10.01.2025 Replacement dwellings  
A 19.02.2024 New design following pre-app  
Rev. Date Amendment

DRAWING NO.  
**20105 / 13B**  
PROJECT TITLE  
**OAKLEIGH BUNGALOW**

DRAWING NAME  
**PROPOSED FLOORPLANS**  
**House 1**  
STATUS  
**PLANNING**  
SCALE@A3  
1:100

**AVT DESIGN STUDIO**  
www.avtdesignstudio.co.uk

© COPYRIGHT  
The copyright in this drawing is vested in AVT  
Designs Ltd (Trading as AVT Design Studio) and  
no license or assignment of any kind has been, or  
is, granted to any third party by provision of copies  
or originals or otherwise unless agreed in writing.



**REGENT  
ESTATES**

TELEPHONE: 01442 877878  
141-143 High Street, Berkhamsted,  
Herts, HP4 3HH  
Email: info@regent-estates.com  
www.regent-estates.com