



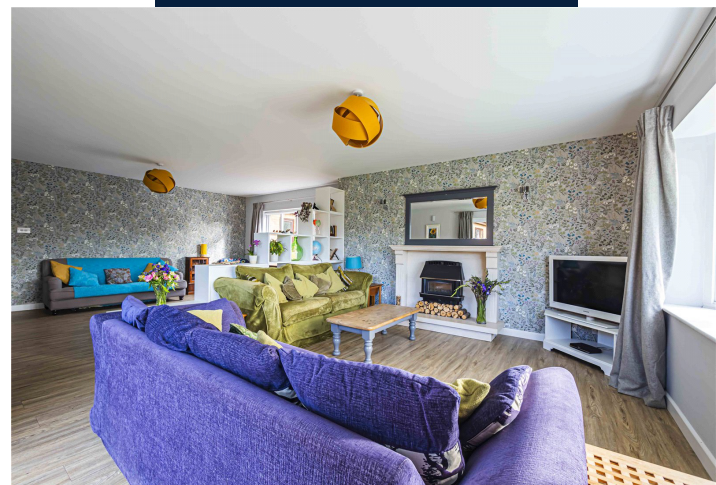
Castles

Dunstable Road
Dagnall, Berkhamsted

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Guide Price
£975,000
(Freehold)

Castles



Nestled within the picturesque Buckinghamshire village of Dagnall, this exceptional detached 4 bedroom home with additional 2 bedroom annex boasts a prime location.



As you approach the property, you'll be captivated by the expansive frontage, featuring a sweeping driveway and a charming pond. There's ample parking space along with a double garage, and the beautifully landscaped gardens enhance the overall appeal.

Upon entering, you are welcomed into an oversized hallway. The ground floor includes a convenient shower room. The well-proportioned kitchen offers space for a 6-seater table, an eye-level oven, and a Neff induction hob. The bay window in the kitchen provides a delightful view of the private front garden. A utility room and side access complete the kitchen area.

The true gem of the living space is the triple-aspect lounge, adorned with patio doors that open up to the well maintained gardens. A feature fireplace with a stone hearth serves as the focal point of this fantastic room. Additionally, there are two double bedrooms on this level, accompanied by a family bathroom.

Specifications

- Flexible family home
- Independent annex
- Flexible accommodation
- 4-6 bedrooms
- Stunning views
- Impressive driveway
- Double garage
- Generous Gardens
- Triple aspect lounge
- Scope for further extension (STPP)
- Aylesbury Grammar school catchment

Venturing upstairs, the converted loft space offers even more impressive views of the garden and the surrounding fields. This level includes two bedrooms, with one being a spacious double bedroom that boasts a substantial storage room. A good-sized single bedroom and another shower room complete the first-floor layout.

This property combines versatile living spaces with stunning views and a highly desirable location within Aylesbury Grammar School catchment.

Annex: The annex is far more than just a "granny flat." With its own front door offering truly independent space. The separate accommodation comprises two double bedrooms, a refitted shower room, and an open-plan kitchen and living space. An oversized utility room adds an additional option around using this as another room. The flexibility of the annex allows for various uses, including running a home business or using it as an Airbnb rental.

To the rear, the private gardens are expansive and boast a generous width to the plot. Side gardens offer potential space for allotments or further extensions (subject to planning permission).







A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

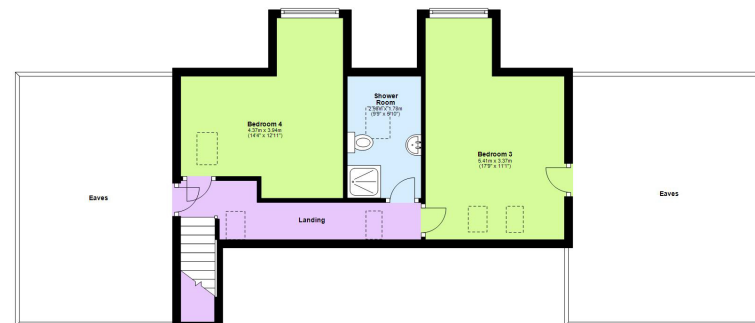
Council Tax Band: G

EPC Rating: E

Ground Floor
Approx. 212.9 sq. metres (2282.0 sq. feet)



First Floor
Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 256.1 sq. metres (2756.6 sq. feet)
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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