



Castles

THE OLD HOUSE, MAIN ROAD SOUTH
Dagnall, Buckinghamshire

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Asking Price
£700,000
(Freehold)

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Cradled in the heart of one of England's most enchanting rural settings, 'The Old House' is an extraordinary three-bedroom Grade II listed cottage that radiates timeless character and irresistible charm.



With centuries of history woven into its very walls, this remarkable home showcases an array of original features, from exposed timber beams and age-worn fireplaces to delightful architectural touches that echo the stories of generations past. Whether sipping morning coffee amid birdsong in the garden, meandering along scenic trails, or basking in the glow of a crackling fire, The Old House offers a sanctuary where history, nature, and peace blend effortlessly. Step inside to a welcoming hallway that opens into an EXPANSIVE sitting room, where an impressive inglenook fireplace with a LOG BURNER sets the stage for cozy evenings. This room exudes warmth, enhanced by original details that give it a truly authentic feel. Beyond lies an intimate dining room, adorned with an ornamental fireplace, offering the perfect setting for memorable dinners with family and friends. The bespoke kitchen is a standout feature, combining rustic charm with modern practicality. With original terracotta tiles underfoot and space to enjoy breakfast, overlooking the rear garden, it's an inspiring space to start each day. A peaceful study, with direct garden access, provides an ideal spot for work or quiet reflection. Completing the ground floor is a stylishly finished family bathroom that blends classic design with contemporary touches.

Specifications

- GRADE II LISTED
- DOUBLE GARAGE
- BUCKINGHAMSHIRE VILLAGE
- CHARACTER FEATURES
- WOOD BURNER
- EXPOSED BEAMS
- COUNTRYSIDE VIEWS
- COMMUTER ROUTES
- AMENITIES WITHIN EASY REACH
- THREE BEDROOMS

Upstairs, three SPACIOUS bedrooms brim with period character, while a hidden staircase reveals an attic room bursting with potential. Whether transformed into a creative studio, guest bedroom, or reading retreat, this space is filled with natural light from a charming leaded dormer window that frames delightful garden views. A landing area also provides access to a convenient w/c and an airing cupboard, adding to the practicality of this charming home. To the rear, the garden unfolds into a SUN DRENCHED haven with a sought-after southerly aspect. Sheltered and secluded, this beautifully maintained outdoor space invites moments of relaxation and 'Al-fresco' dining in total privacy. Steps lead to a fascinating arched brick and flint cellar, perfect for storage or transforming into a characterful wine cellar. At the garden's end, a tranquil seating area offers the ideal place to entertain or simply unwind amidst nature.

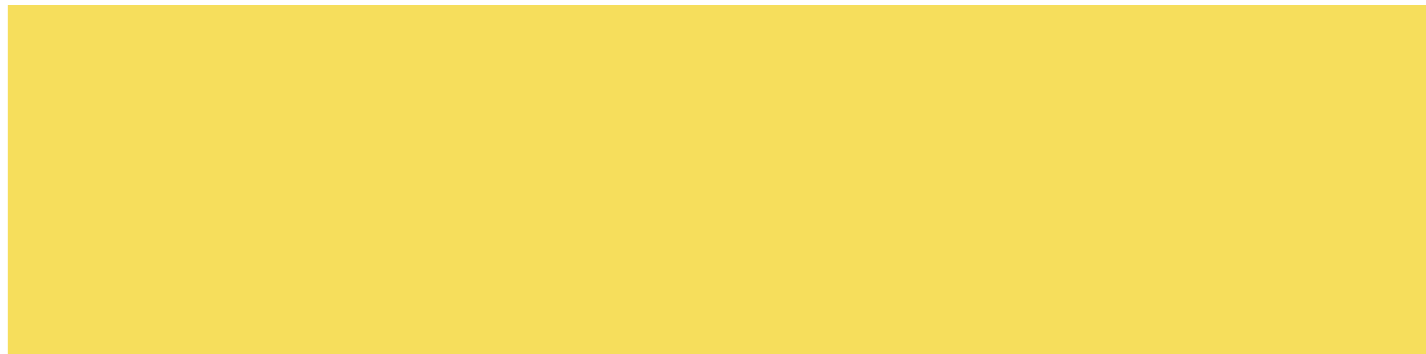
A place where every corner whispers of history, every view inspires, and every moment feels like stepping into a painting.

A DETACHED DOUBLE garage with power, lighting, and remote-controlled doors provides ample room for vehicles, hobbies, or storage. At the front, an immaculately kept garden framed by a traditional brick wall, wrought iron railings, and an elegant gate sets the tone for this captivating property.

The Old House is more than a home, it's a rare opportunity to own a piece of English heritage, perfectly nestled within an extraordinary landscape.







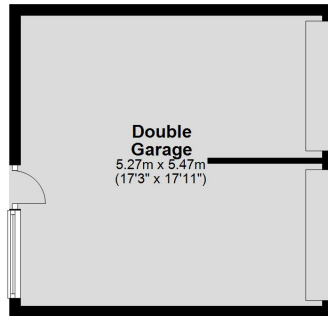
Please Note:

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.

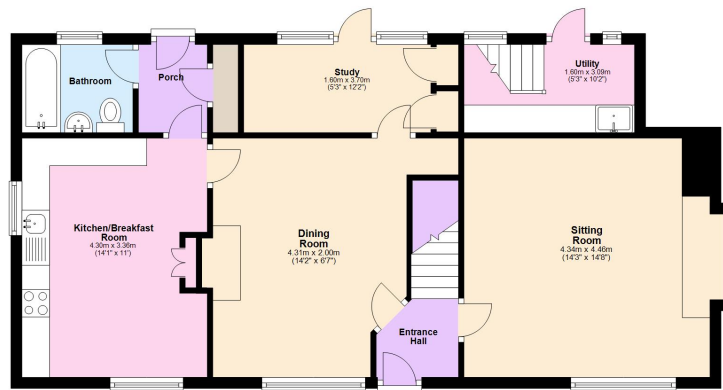
Tenure: Freehold
Council Tax Band: D
EPC Rating: Exempt

Garage
Approx. 28.8 sq. metres (310.3 sq. feet)

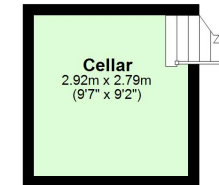


Double Garage
5.27m x 5.47m
(17'3" x 17'11")

Ground Floor
Approx. 72.8 sq. metres (783.1 sq. feet)



Cellar
Approx. 8.1 sq. metres (87.6 sq. feet)



Cellar
2.92m x 2.79m
(9'7" x 9'2")

First Floor
Approx. 38.7 sq. metres (416.2 sq. feet)

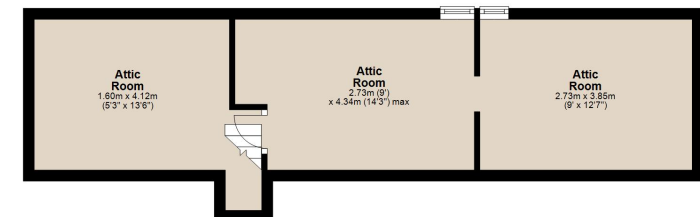


Bedroom 2
4.32m x 3.49m
(14'2" x 11'5")

Bedroom 3
3.33m x 2.91m
(10'11" x 9'6")

Bedroom 1
4.37m (14'4") max
x 4.46m (14'8")

Attic
Approx. 33.1 sq. metres (356.1 sq. feet)



Attic Room
1.80m x 4.12m
(5'3" x 13'6")

Attic Room
2.73m (9')
x 4.34m (14'3") max

Attic Room
2.73m x 3.65m
(9' x 12'7")

Total area: approx. 181.5 sq. metres (1953.2 sq. feet)

Berkhamsted
01442 865252

Eaton Bray
01525 220605

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Hertford
01992 501511

Boxmoor
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