



Castles

STUDHAM LANE
Dagnall, Berkhamsted HP4 1RH

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£950,000
(Freehold)

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CASTLES are proud to present this Delightful 4-Bedroom Detached Period home. Nestled in the peaceful village of Dagnall.

 4  4  2  Multiple Vehicles

The front door opens into a welcoming porch, leading into a spacious inner hallway with stairs to the first floor. From here, doors open to the ground floor accommodation, including a cloakroom fitted with a modern white two-piece suite.

The dual-aspect dining room enjoys natural light from both front and side windows, with a charming fireplace and inset stove. The 20ft living room, also with a fireplace and cast-iron stove, connects seamlessly through double doors to a superb family room, extending nearly 27ft and opening directly onto the garden.

The dual-aspect kitchen is fitted with a range of base and eye-level units, offering practicality alongside character. Completing the ground floor is a dedicated study, ideal for remote working.

Upstairs, there are three well-proportioned bedrooms and a generous family bathroom. Bedrooms one and two are dual-aspect, while bedroom three features a staircase rising to a fully boarded attic space with a side window, providing excellent versatility.

Wrought-iron gates open to a sweeping driveway, leading to a detached double garage with power, light, and a double-width up-and-over door. Attached to the garage is a self-contained annex, comprising a ground-floor living area with stairs to a first-floor bedroom and ensuite shower room—perfect for guests or independent living.

The beautifully maintained gardens are mainly laid to lawn and enclosed with mature trees and hedging, creating a private and tranquil setting. A raised patio area with pergola offers the perfect space for al fresco dining, while further seating areas are thoughtfully positioned throughout the grounds, including one beside a traditional well. Flower and shrub borders surround the rear of the house, with pathways leading to additional areas such as a log store and side access.

Specifications

- CHARMING DETACHED PERIOD HOME
- DETACHED DOUBLE GARAGE WITH SELF-CONTAINED ANNEX
- EXCELLENT POTENTIAL FOR EXTENSION (STPP)
- GATED DRIVEWAY WITH PARKING FOR UP TO EIGHT VEHICLES
- HISTORIC FORMER LOCAL BREWERY
- CHARACTER FEATURES INCLUDING EXPOSED BRICK CHIMNEY



Set within Generous Grounds, with a double garage and self-contained annex - the ultimate space for family, guests, and outdoor leisure.



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 Duchy 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.

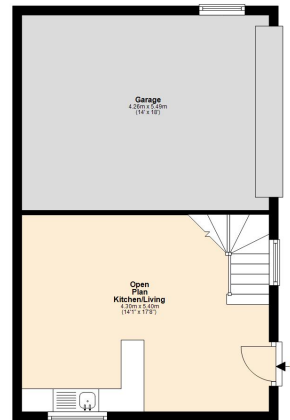
Please Note:

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

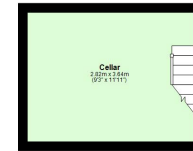
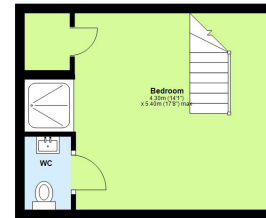
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: G
EPC Rating: F

Annexe Ground Floor
Approx. 47.1 sq. metres (507.1 sq. feet)



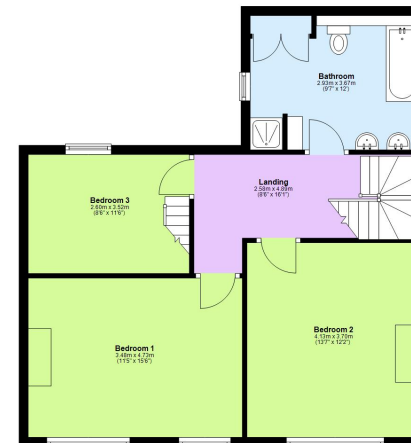
Annexe First Floor
Approx. 33.5 sq. metres (360.1 sq. feet)



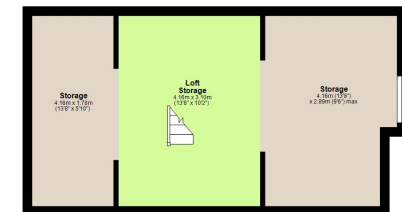
Ground Floor
Approx. 96.7 sq. metres (1041.0 sq. feet)



First Floor
Approx. 63.2 sq. metres (680.7 sq. feet)



Second Floor
Approx. 32.5 sq. metres (350.1 sq. feet)



Total area: approx. 273.0 sq. metres (2939.1 sq. feet)

Berkhamsted
01442 865252

Eaton Bray
01525 220605

Borehamwood
020 8953 2112

Hertford
01992 501511

Boxmoor
01442 233345

Kings Langley
01923 936900

Bushey
020 8950 2551

Radlett
01923 537111



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