



Castles

STUDHAM LANE  
Dagnall, HP4 1RH



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**£329,999**  
(Freehold)

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Castles are delighted to bring to market this TWO/THREE bedroom character cottage, which has recently been renovated



The property briefly comprises; Entrance hallway, downstairs W/C, dual aspect lounge diner with French doors leading to a large, sunny communal garden and a refitted kitchen with door leading outside. Upstairs there are two double bedrooms and a further nursery/study room, a refitted family bathroom and access to loft storage via the hallway. Further benefits include brand new carpets throughout, integrated oven and hob, and double glazing throughout. Externally there are two storage sheds, accessible via the communal gardens.

Dagnall is a quaint village within Buckinghamshire which has a public house, two farm shops and also has brilliant road links to nearby towns, Berkhamsted, Hemel Hempstead, Dunstable, Leighton Buzzard and Tring.

## Specifications

- 3 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- END OF TERRACE HOUSE
- COMMUNAL GARDEN
- VILLAGE LOCATION





The property has been renovated to a high standard throughout, located in the peaceful village of Dagnall



#### **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.

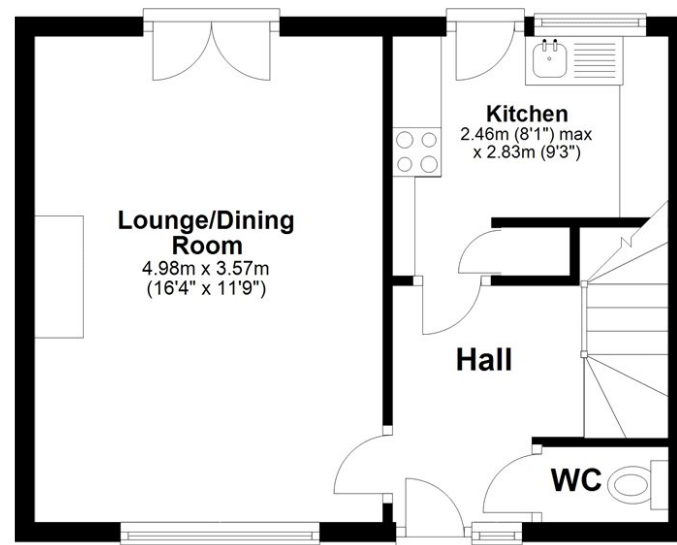
**Please Note:**

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.

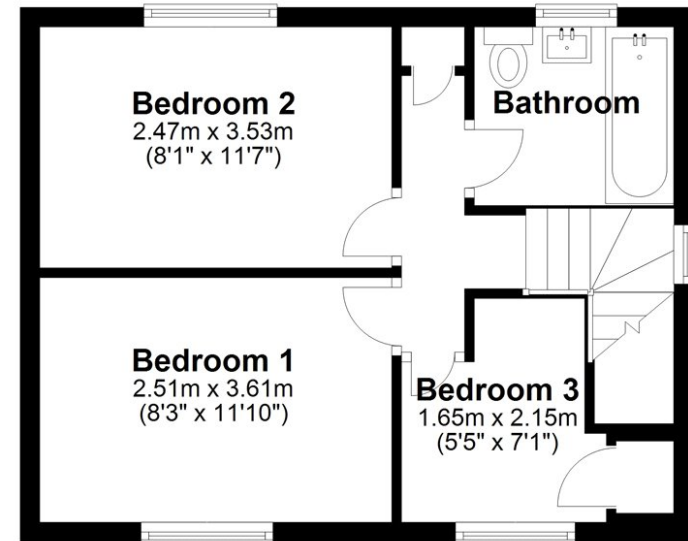
### Ground Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Tenure: Freehold

Council Tax Band: C

EPC Rating: E

Total area: approx. 65.9 sq. metres (709.4 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted Office:** 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

[www.castlestateagents.co.uk](http://www.castlestateagents.co.uk)



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