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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...





# Dagnall

OFFERS IN EXCESS OF

£650,000

Located in a wonderful mews development of barn conversions just a short drive from Berkhamsted town boasting the advantage of private, enclosed courtyard garden, allocated parking directly to the front and spacious open plan living accommodation.



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## MAIN ROAD, NORTH DAGNALL

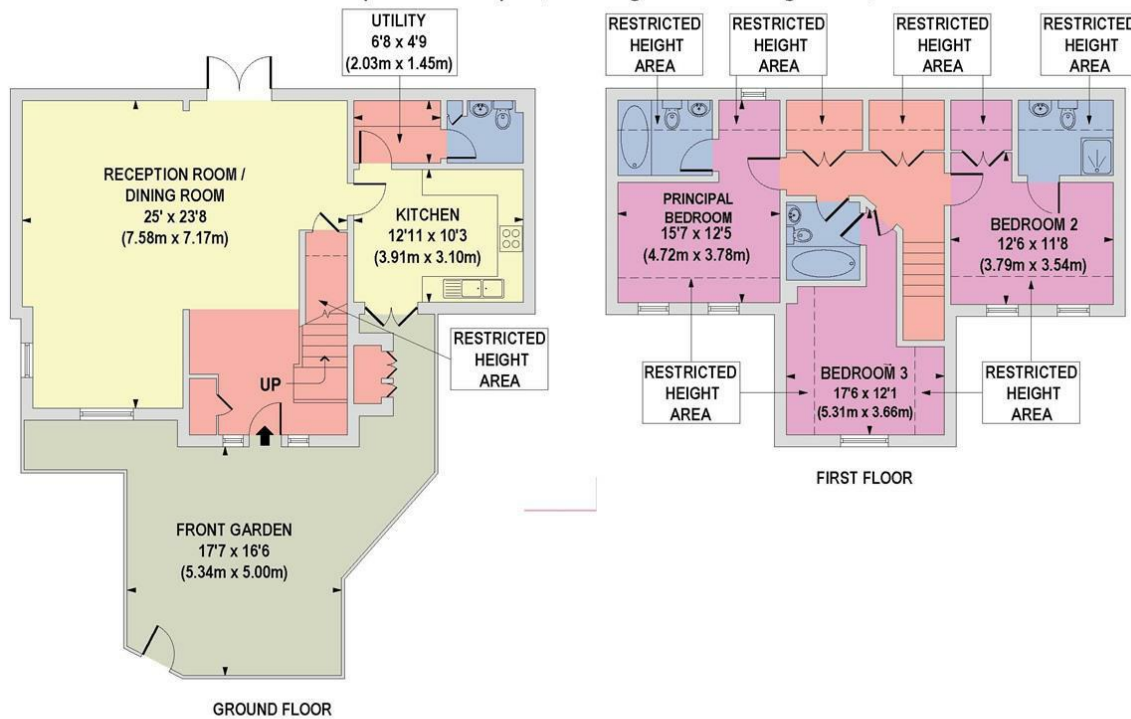
Berkhamsted



Approximate Gross Internal Floor Area

1522 sq. ft / 141.40 sq. m (Including Restricted Height Area)

1328 sq. ft / 123.39 sq. m (Excluding Restricted Height Area)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE  
PROPERTY MARKETING



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 65, Potential 76





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A stunning mews style barn conversion with wonderful open plan living accommodation, three bedrooms and three bathrooms located only a short distance from Berkhamsted & the Ashridge Estate.



#### Ground Floor

You are greeted into the property by a stunning reception hallway which has stairs rising to the first floor and leads directly through to the dedicated dining area which has a door opening to the kitchen/breakfast room to the right-hand side and to a grand living room to the left-hand side. The living room has dual aspect lighting with a window to the front overlooking your private enclosed courtyard and a window to the side. The kitchen has been comprehensively fitted with a range of base and eye level units with integrated appliances to include hob with extractor, double oven and dishwasher. An additional benefit of the kitchen is the French doors which open directly to the private courtyard and a door which opens to a dedicated utility room. From the utility room, a door opens to a cloakroom which is fitted with a white two-piece suite.

#### First Floor

A spacious landing area has solid wood doors opening to all the first floor bedrooms and doors opening to two double fitted cupboards. The main bedroom is positioned on the right-hand side of the landing with two windows to the front and a fitted double wardrobe. The main bedroom ensuite is fitted with a three-piece suite including a shower cubicle while the second bedroom has an ensuite with panelled bath. The third bedroom has a 'Jack & Jill' bathroom which can be accessed via both the bedroom and the landing.

#### Outside

Directly to the front of the property is allocated parking for two cars. A wrought-iron gate with railings to either side opens to a delightful, private and fully enclosed courtyard garden which has been painstakingly landscaped to ensure maximum enjoyment with the minimum of maintenance worries. A block paved pathway leads to the front door while an Indian sand-stone patio is an ideal place to enjoy an early morning coffee & croissant while the sun rises or an ice-cold gin and tonic as the Sun sets!

#### The Location

The property is situated in the picturesque village of Dagnall, which has amenities including a friendly village pub, farm shop and large recreation ground with a children's playground and football pitch. The house lies at the foot of Whipsnade Zoo, in the Chiltern Hills in an Area of Outstanding Natural Beauty. The property is located just a 3-minute drive/10-minute walk from Whipsnade Park Golf Club, which is located just outside of Dagnall.

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#### Schooling In The Area

State schooling locally includes Dagnall Church of England School, while the area also offers some excellent private schools including Berkhamsted School (3-18 years), Beechwood Park School (3-12 years), and St Georges School (0-11 years). The home is also in catchment for top Buckinghamshire grammar schools, including Sir Henry Floyd Grammar School (11-18 years), Aylesbury High School (11-18 years) and Aylesbury Grammar School (11-18 years). Dagnall Under 5s playgroup is also based in the village, being rated 'good' by Ofsted.

#### Nearby Locations

Berkhamsted 7 miles  
 Tring 7 miles  
 London Euston 33 minutes - trains run from Tring, Berkhamsted and Leighton Buzzard into Euston on a regular basis  
 M1 (J9) 7.5 miles  
 Luton Airport 11 miles  
 Central London 38 miles

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately, we will not be able to progress any proposed purchase until we are in receipt of this information.



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