



Castles

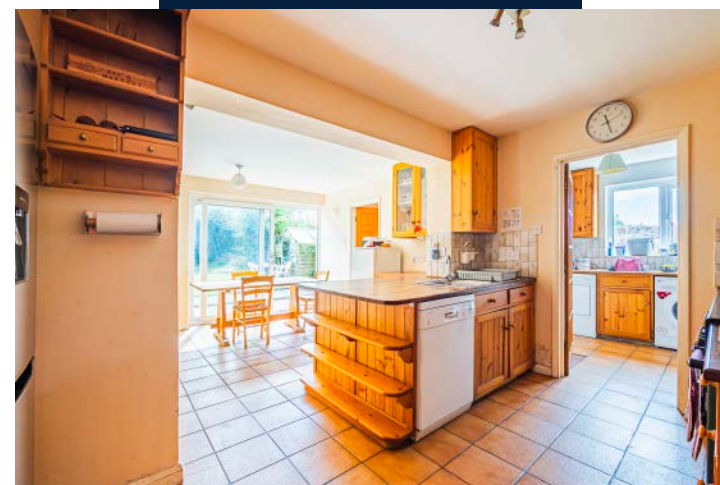
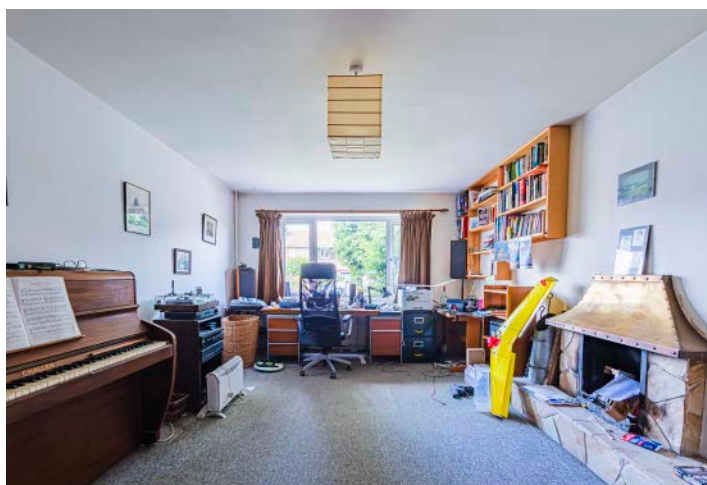
Deans Meadow  
Dagnall, Berkhamsted

# Deans Meadow

## Dagnall, Berkhamsted

**£650,000**  
(Freehold)

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This spacious 5 Bedroom Detached family home sitting at just under 2300 square foot is offered to the market with no upper chain.



The hallway leads to a generous sitting room boasting a large window with views of the front garden and a cosy fireplace. Adjacent to the sitting room, there's an office space with a door that opens into a sun lounge, complete with sliding glass doors providing views of the rear garden.

The kitchen/diner also boasts a picturesque backdrop of the rear garden. There's an opportunity to enhance this space by renovating the nearby utility room and workshop, potentially increasing the size of the kitchen.

Upstairs, the property offers well balanced space with master bedroom with an en-suite bathroom. With an additional 4 bedrooms this family home offers tremendous accommodation. The family bathroom is equipped with a bath and overhead shower.

Outside, the house benefits from a substantial garden primarily laid to lawn. A small gate at the rear of the garden conveniently opens to the allotments behind. The driveway allows for driveway parking as well as a double garage. With its quiet location and the prospect of renovation and expansion, this family home presents a wonderful opportunity to create your dream home.

### Specifications

- No upper chain
- Quiet village location
- 5 bedroom family home
- Family home
- Flexible living spaces
- Beautiful garden
- View of the allotments
- Driveway parking
- Double garage
- Potential to extend and renovate (STPP)



Nestled in the sought after village of Dagnall with lovely rear aspect, offers ample potential for renovation and expansion (STPP).



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

We are lucky to be situated on the borders of Bedfordshire and Buckinghamshire, with views of the area which extend from Eaton Bray into the parish of Edlesborough and outlying villages.

The name 'Eaton' derives from the old English 'eitone', meaning 'farm by a river'. In the Domesday Book it was listed just as Eitone while 'Bray' comes from Sir Reginald Bray and the family that once owned the manor located at what is today 'Park Farm'. At one time Eaton Bray had a moated castle at the farm and what remains of it is now open to the public for fishing.

The village also houses the 'Coffee Tavern' which was built by a teetotal vicar of the parish to encourage the villagers out of the local public houses and was financed by the Wallace family known for their nurseries which grew famous carnations. Many of the roads in the area are named after them.

Edlesborough is next to Eaton Bray, just over the county boundary in Bedfordshire – about 3 miles (5 km) west-south-west of Dunstable. It offers easy commuting with train

travel times from nearby Cheddington to London Euston around 45 minutes. Luton Airport is just over 8 miles away.

There are also good education opportunities with the Eaton Bray and Edlesborough Academies nearby for primary schooling while the area is within the catchment for a number of good secondary schools.

As well as the village of Edlesborough itself, the civil parish also includes the hamlets of Dagnall, Northall and part of Ringshall. Hudnall was transferred in 1885 to the parish of Little Gaddesden in Hertfordshire. Other villages in the area include Totternhoe, Slapton, Northall, Whipsnade – famous for its zoo-, Studham and Invinghoe Aston.

All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

**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:** F

**EPC Rating:** E

**Ground Floor**  
Approx. 122.3 sq. metres (1316.0 sq. feet)



**First Floor**  
Approx. 91.1 sq. metres (980.6 sq. feet)



Total area: approx. 213.4 sq. metres (2296.7 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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**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**

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