



Ringshall End, Ringshall, Berkhamsted, HP4 1NF | Freehold

5 Bedrooms 2 Bath/Shower Rooms 3 Reception Rooms 12.43 acres
EPC Band E Council Tax: Band: H - £4,982.16 (2025/26) Buckinghamshire Council

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Ringshall End, Ringshall, Berkhamsted

Ringshall End provides a wonderful lifestyle opportunity. This superb five bedroom home is believed to date back to the 1920's and is set in an enviable position benefiting from a wonderfully mature private plot measuring 12.43 acres.

➡ Great scope to renovate or replace (subject to planning)

➡ Detached five bedroom house

➡ Adjacent annexe

➡ Superb location and situation

➡ Plot measuring 12.43 acres

➡ Swimming Lake and Zipwire

➡ Stable and Wood Store

Description

Set back from Beacon Road behind a screen hedge and electric gates, the property occupies a gentle south-westerly aspect slope, the elevated location gives outlooks to Ashridge Forest opposite as well as the adjacent pasture and woodland. Alongside the driveway the lawns slope down to the swimming pond and leisure area with a tepee. There is also a detached cottage with two reception rooms on the ground floor and a bedroom and bathroom on the first floor.

The accommodation in the main house is well proportioned, light and airy, all rooms have garden views so that the mature plot can be truly appreciated. Of particular note are the dual aspect dining and drawing rooms with open fireplaces. The kitchen has an Aga, and the adjoining breakfast room a chimney for a wood burning stove. On the first floor there are five spacious bedrooms and two bathrooms, including the master suite and a separate cloakroom with WC.

The property has tremendous potential (subject to necessary consents). Some might wish to renovate and extend whilst others could see this as a 'blank canvas'. * Planning consent has previously been granted for a side story extension incorporating existing detached cottage and for a stable block with vehicular access planning references: 02/02231/APP, 03/01501/APP, 04/00331/APP, 07/02466/APP. These have now lapsed.

Location

Ringshall End is set in a desirable position close to the village of Little Gaddesden. The property is surrounded by National Trust land and includes its own bluebell wood. The Ashridge Estate includes the Bridgewater monument; a 108 ft tower, built in 1832, offering spectacular views over the estate and surrounding Chilterns' countryside.



Ashridge

The park itself, formerly a hunting estate of King Henry VIII, extends to about 4000 acres of beech woodland, common land and downland, now owned by the National Trust and designated as being an area of Outstanding Natural Beauty.

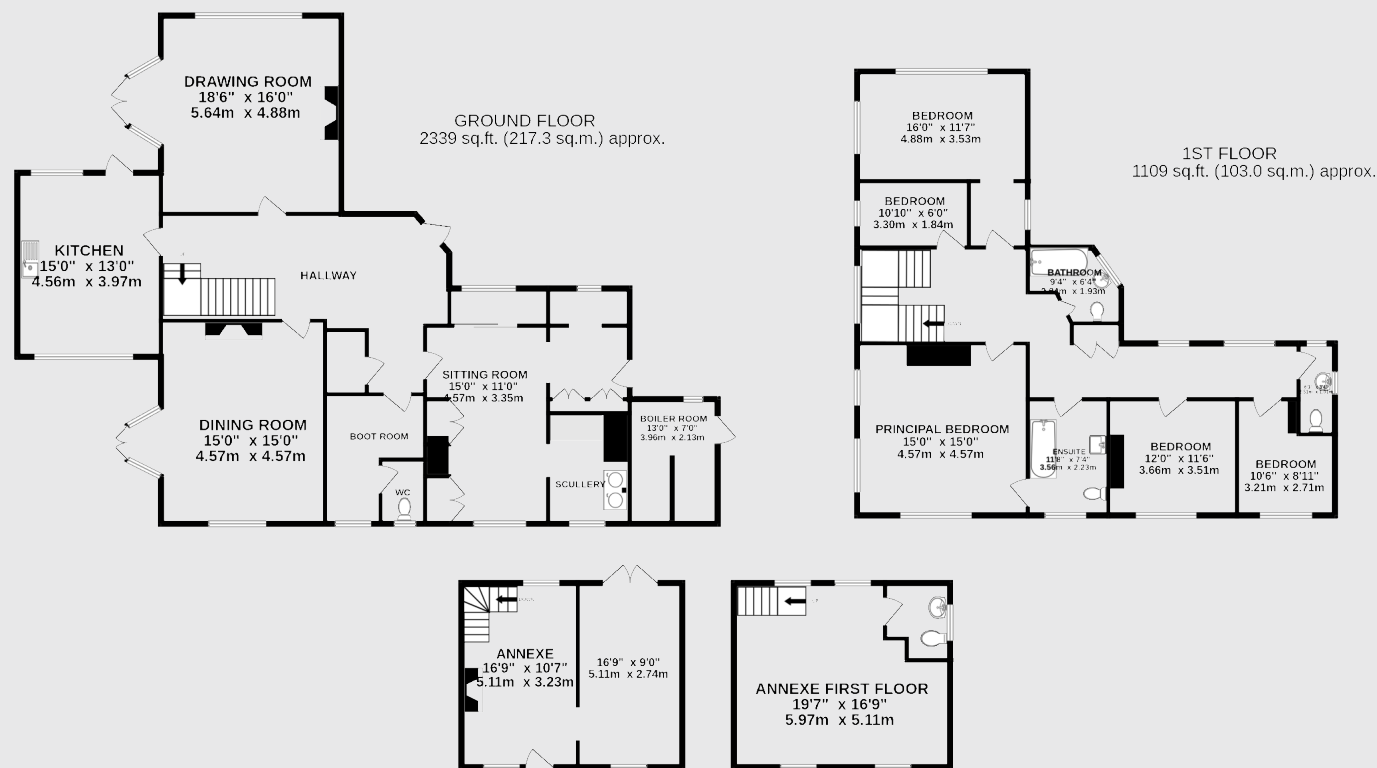
Whilst the property enjoys a private and secluded location, the nearby village of Little Gaddesden provides a junior school, general store and the Bridgewater Arms public house. The neighbouring market town of Berkhamsted is within a short driving distance and offers a number of retail chain stores as well as local shops, an impressive choice of cafes, restaurants and public houses. The area is very well served with excellent schools for all ages within close proximity. Leisure facilities in the area include golf courses at Ashridge and Berkhamsted to name but a few, the Rex Cinema in Berkhamsted ("possibly Britain's most beautiful cinema..." -BBC) and Champneys leisure centre, spa and hotel near Tring. There is huge scope for walking, cycling and riding in the local area with thousands of acres of open countryside including the Chiltern Hills and hundreds of footpaths and bridleways providing buyers with an opportunity to improve their lifestyle.

Ringshall End benefits from comprehensive communication links by both road and rail, with frequent trains leaving Berkhamsted reaching London Euston in approximately 35 minutes. The M1 (J8) is within 9 miles and the M25 (J20) is within 11 miles.









TOTAL FLOOR AREA : 3448 sq.ft. (320.3 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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