



A contemporary
courtyard development
of characterful barns
and farm houses

Great  Green Street Farm

Green Street, Chorleywood



A contemporary courtyard development of characterful barns, rejuvenated and reimagined for the 21st century.

Great Green Street Farm is located in the sought-after village of Chorleywood in an Area of Outstanding Natural Beauty. The properties are set amongst six acres of land combining meadows, paddocks and parkland with each home individually designed to sympathetically blend in with the surrounding countryside. Owl boxes have been placed in the trees and a rainwater harvesting pond has been created offering a beautiful natural setting with a feeling of tranquility and seclusion. >>



>> Sitting amongst beautiful countryside these modern, charming homes offer innovative design that displays a number of original features including oak beams and exposed brickwork. Galleried landings, large living areas and generous windows make excellent use of light and help create opulent relaxing places to live.

Perfectly positioned with a rural outlook, yet giving easy access to local schools, entertainment, amenities and excellent transport links the homes at Great Green Street Farm are the ideal location for someone looking to escape the hustle and bustle of day-to-day life.

Original features and **excellent** use of light help create an opulent and relaxing place to live.



The Great Green Street Farm development



A beautiful location

Chorleywood was voted the **"happiest place"** to live in the UK in a study by The Social Disadvantage Research Centre at the University of Oxford in 2004. It is an incredibly desirable location, popular with commuters and families due to the transport links, low crime rate and excellent schools in the area.

The village boasts a number of fantastic schools with outstanding Ofsted reports, including St Clement Danes School which is located less than a mile from Great Green Street Farm and is one of the most in demand secondary schools in the area. There is also a selection of sought-after primary schools including Christ Church, The Russell School and Chorleywood Primary which are all popular choices.

Chorleywood has a lovely village centre which has everything you need, including a range of bespoke shops, cafes, two doctors surgeries and several local churches. There is also a variety of restaurants and pubs for those who enjoy eating out, including The Gate and The Rose and Crown.

Watford is just a 20 minute drive away where you can find all your shopping and entertainment needs, including the Intu shopping centre, a cinema, bowling and a vast selection of bars and restaurants.



Specification

Each property will have:

- Bespoke fitted kitchen created by local design studio, St Giles Furniture, to include Miele dishwasher, range cooker, and fridge-freezer
- Miele washing machine and tumble dryer will be housed in a separate utility area
- Flooring and wall tiles supplied by Decorum Tiles
- Cloakroom, family and en-suite bathrooms, featuring traditional-style Burlington sanitary ware, with a modern twist
- Oak flooring in living and dining areas
- A combination of under-floor heating to kitchen & bathrooms and traditional 'school' radiators to other areas
- Allocated parking and private amenity space
- Garages or undercover parking (except Dodd Cottage)

Properties are for sale Freehold, with each Freeholder owning a share in the Management Company in which is invested the Freehold of the Communal Areas.

Each property is covered by CRL Structural Defects Insurance. CRL is the leading 10 year structural defects and latent defects Insurance Company, offering cover for all types of residential properties in the UK, including barn conversions.



How to find us



Great Green Street Farm, Green Street,
Chorleywood, Rickmansworth **WD3 6EA**

Great Green Street Farm

Green Street, Chorleywood

Travel

Chorleywood is an ideal location for commuters due to the fantastic transport links available.

By train: Great Green Street Farm is located just under 1 mile away from Chorleywood station, providing fast access into London Baker Street and The City via the Metropolitan line tube service and The Chiltern Railways line which takes just 30 minutes into London Marylebone.

By road: Great Green Street Farm is located just under 2 miles from junction 18 of the M25 providing access to Heathrow airport in less than half an hour and access to a network of motorway links across the country.

<ul style="list-style-type: none"> London King's Cross 45mins 	<ul style="list-style-type: none"> Gatwick 52 miles 	<ul style="list-style-type: none"> Central London 27 miles
<ul style="list-style-type: none"> Watford 42mins 	<ul style="list-style-type: none"> Luton 21 miles 	<ul style="list-style-type: none"> High Wycombe 12 miles
<ul style="list-style-type: none"> London Marylebone 30mins 	<ul style="list-style-type: none"> Heathrow 15 miles 	<ul style="list-style-type: none"> Watford 7 miles



Trains

Journey times listed are from Chorleywood Train Station



Airports

Journey distances are from Chorleywood Village Centre



Cities

Journey distances are from Chorleywood Village Centre

Source: Google Maps

Contact us

For further information or to register your interest please contact Sewell & Gardner:



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Chorleywood, WD3 5LH

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This brochure and the information contained in it does not form part of any contract, and while reasonable care has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is given in that regard. House designs and layouts are representative only and may change. Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Overall dimensions are usually stated and there may be projections into these. The specifications listed are the anticipated specifications at the time this brochure was prepared, but may be subject to change during construction so final finishes could vary. Computer generated images and photos are indicative only. Neither the agents nor any person in their employ has any authority to make or give representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).

sewell &
gardner
Land & New Homes



The Isenhampstead Barn

A four bedroom, two bathroom barn



Great  Green Street Farm

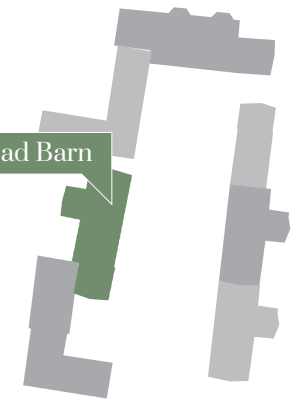
Green Street, Chorleywood



The Isenhampstead Barn

The Isenhampstead is a beautifully converted barn providing spacious accommodation including four bedrooms and two bathrooms. This exceptional barn offers contemporary specification with original features including high oak beams and exposed brickwork. From the moment you walk in you are greeted with a light open living space; a large fireplace and log burner are the centerpiece to the magnificent living room. There is also a grand individually designed kitchen with fully integrated appliances and adjoining family room with french doors leading onto the rear garden. A galleried hall leads off to all four bedrooms and overlooks the ground floor with a number of windows offering plenty of light. There is a stunning dressing room and bathroom to the master bedroom designed with Burlington sanitary ware. The Isenhampstead also benefits from covered parking and a generous garden to the rear with views over the countryside and golf course.

The Isenhampstead Barn



First floor

Master Bedroom	6.43m x 3.60m	21'1" x 11'10"
Bedroom 2	3.66m x 3.19m	12'0" x 10'6"
Bedroom 3	3.65m x 3.00m	12'0" x 9'10"
Bedroom 4	3.35m x 2.53m	11'0" x 8'4"

Ground floor

Living Room	11.25m x 9.82m	36'11" x 32'3"
Kitchen	6.39m x 3.80m	21'0" x 12'6"
Family Room	5.20m x 4.95m	17'1" x 16'3"
Study	3.01m x 2.90m	9'11" x 9'6"



Total area: 232 sq m (2,499 sq ft)





The Cheyne Barn

A four bedroom single storey barn



Great  Green Street Farm

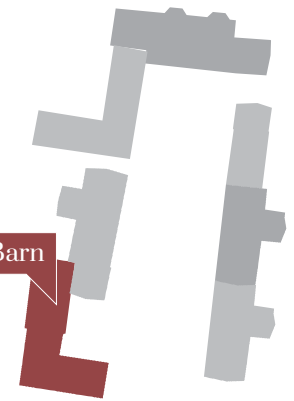
Green Street, Chorleywood



The Cheyne Barn

This single storey barn offers an exceptional L-shaped layout with outstanding attention to detail. The entrance hallway opens onto a large living and dining room with three large windows and french doors leading you to the front of the property with enviable views of the golf course and rainwater harvesting pond. There is also a cloakroom and a large study/fourth bedroom adjacent to the living space. The kitchen, from where you can access your own private courtyard, exudes luxury: it has been handcrafted by a local design studio and includes integrated appliances alongside a large range cooker and charming engraved pantry doors. The rest of the barn offers generous accommodation comprising three further bedrooms, one of which is the master with ensuite, a bathroom and utility area. The Cheyne benefits from garage parking and a parking space in front of the garage.

The Cheyne Barn



Ground floor

Living / Dining Room	9.16m x 5.10m	30'1" x 16'9"
Kitchen / Breakfast Room	5.48m x 5.27m	18'0" x 17'4"
Master Bedroom	5.94m x 5.59m	19'6" x 18'4"
Bedroom 2	4.50m x 2.73m	14'9" x 8'11"
Bedroom 3	4.50m x 2.91m	14'9" x 9'7"
Bedroom 4 / Study	5.10m x 3.07m	16'9" x 10'1"



Total area: 164 sq m (1,765 sq ft)





The Sapcote Barn

A four bedroom, two bathroom barn

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The Sapcote Barn

The Sapcote Barn has beautiful large glazed double doors on both sides of the living/dining room, creating a light and airy living space on the ground floor. The bespoke kitchen has been designed to an extremely high standard and offers a range of features including a large range cooker and fully fitted integrated appliances. There is also a large family room and downstairs cloakroom on the ground floor. Upstairs off the glazed gallery landing are four bedrooms, including the master bedroom with ensuite shower room, and a family bathroom. Each bathroom features traditional-style sanitary ware with a modern twist of tiling. The Sapcote benefits from covered parking and allocated parking in the rear courtyard of the development.

The Sapcote Barn



First floor

Master Bedroom	3.97m x 3.50m	13'0" x 11'6"
Bedroom 2	4.10m x 2.66m	13'5" x 8'9"
Bedroom 3	4.12m x 2.56m	13'6" x 8'5"
Bedroom 4	4.03m x 2.12m	13'3" x 6'11"

Ground floor

Living / Dining Room	8.18m x 8.11m	26'10" x 26'7"
Kitchen	4.99m x 3.78m	16'4" x 12'5"
Family Room	5.32m x 4.10m	17'5" x 13'5"



Total area: 172.5 sq m (1,857 sq ft)





The Bedford Barn

A four bedroom, two bathroom barn

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The Bedford Barn

This beautiful individually designed double aspect barn offers four bedrooms and two bathrooms, combining original and historic features with modern renovation such as under floor heating and a bespoke fitted kitchen. To both sides of the property you benefit from large double doors allowing natural light into the barn, enhanced by the glazed gallery on the first floor landing which leads to all four bedrooms. The cloakroom, family and ensuite bathrooms feature traditional-style sanitary ware with stunning detailed tiling from Decorum Tiles. The Bedford comes with undercover parking and private outdoor space allowing the owner to relax in all its surroundings.

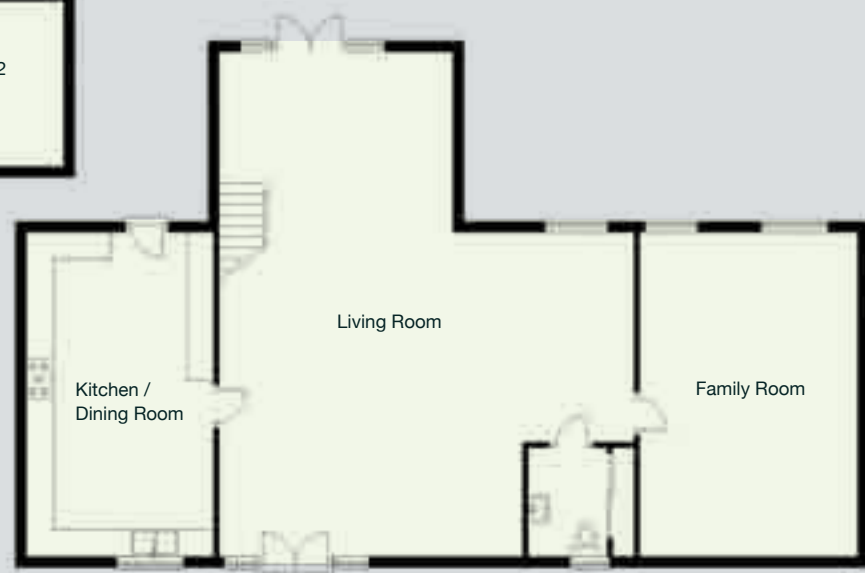


First floor

Master Bedroom	4.29m x 3.40m	14'1" x 11'2"
Bedroom 2	4.02m x 3.07m	13'2" x 10'1"
Bedroom 3	4.16m x 3.02m	13'8" x 9'11"
Bedroom 4	3.54m x 2.55m	11'7" x 8'4"

Ground floor

Living Room	9.39m x 7.72m	30'10" x 25'4"
Kitchen / Dining Room	6.12m x 3.49m	20'1" x 11'5"
Family Room	6.22m x 4.06m	20'5" x 13'4"



Total area: 181 sq m (1,953 sq ft)





Dodd Cottage

A three bedroom character cottage

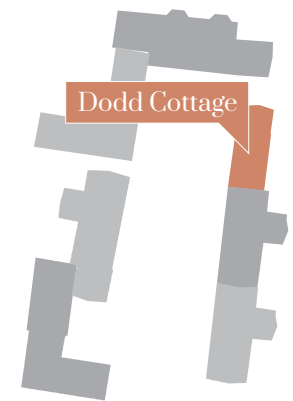
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Green Street, Chorleywood



Dodd Cottage

This delightful cottage has been developed with meticulous specification and finished to complement the surrounding countryside in which it sits. Full of character and charm this cosy cottage offers two reception rooms on the ground floor, a downstairs cloakroom and a stunning bespoke designed kitchen with a large range cooker and integrated appliances. Upstairs off the landing is an impressive master suite with a separate dressing area and ensuite bathroom with separate bath and shower. There are two further bedrooms and a family bathroom. Dodd Cottage benefits from allocated parking in the rear courtyard of the development.



First floor

Master Bedroom	4.88m x 2.87m	16'0" x 9'5"
Bedroom 2	3.13m x 2.84m	10'3" x 9'4"
Bedroom 3	3.02m x 2.37m	9'11" x 7'9"

Ground floor

Living Room	5.85m x 4.74m	19'2" x 15'7"
Kitchen	3.81m x 3.61m	12'6" x 11'10"
Dining Room	4.77m x 4.74m	15'8" x 15'7"



Total area: 115 sq m (1,241 sq ft)





The Farmhouse

A four bedroom farmhouse



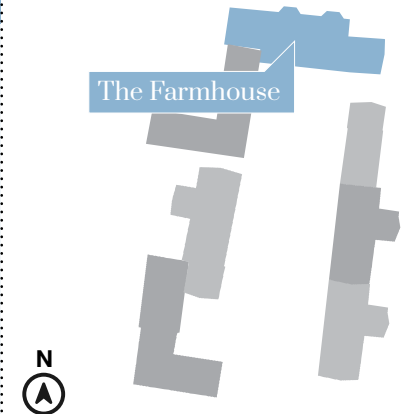
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Green Street, Chorleywood



The Farmhouse

The Farmhouse is an impressive traditional four bedroom home situated in this unique development. Bespoke designed, this farmhouse offers a carefully created specification complimenting the historical building. To the ground floor, a grand entrance hallway provides a wealth of light which is highlighted throughout the rest of the house with large bay windows to the living and dining rooms, high-framed french doors to the kitchen and fourth bedroom, and a glass-framed lobby positioned to the rear. Off the upstairs landing is a large master bedroom with built-in wardrobes and a luxury bathroom with fully tiled floors and walls. There are two further double bedrooms both with ensuite facilities. The Farmhouse also benefits from an enviably sized paddock garden and garage parking.

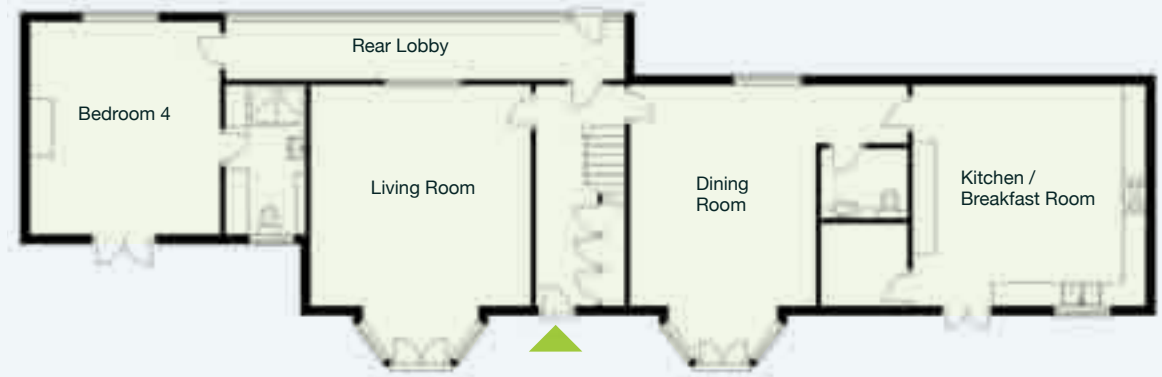


First floor

Master Bedroom	6.18m x 4.80m	20'3" x 15'9"
Bedroom 2	5.04m x 4.06m	16'6" x 13'4"
Bedroom 3	5.11m x 3.23m	16'9" x 10'7"

Ground floor

Living Room	5.92m x 4.80m	19'5" x 15'9"
Kitchen / Breakfast Room	5.08m x 4.82m	16'8" x 15'10"
Dining Room	6.05m x 5.92m	19'10" x 19'5"
Bedroom 4	4.63m x 4.15m	15'2" x 13'7"



Total area: 225 sq m (2,419 sq ft)





Tudors

A three bedroom farmhouse



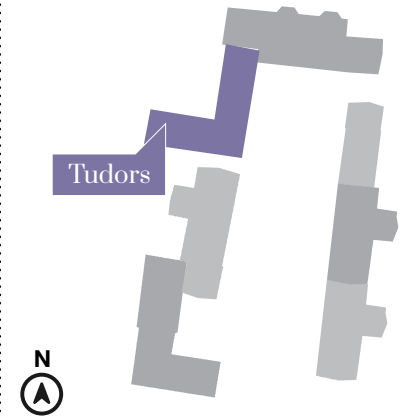
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Green Street, Chorleywood



Tudors

Tudors is a three bedroom listed farmhouse converted into a charming family home full of character. This spacious home offers an impressive specification with original features including high ceilings, equestrian doors and wide open-plan living. On entry to this home, you immediately set foot into the impressive fully fitted kitchen/breakfast room with integrated appliances and detailed pantry doors. Further to the ground floor is the living/dining room which offers you a generously sized space for entertaining and two doubles bedrooms complete with adjoining bathrooms. The first floor accommodates a master bedroom with a luxury ensuite designed with top of the range sanitary ware and Decorum Tiles. To the rear of the property, Tudors benefits from a good-sized garden and garage parking.



First floor

Master Bedroom	4.60m x 4.22m	15'1" x 13'10"
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Ground floor

Kitchen / Breakfast Room	6.16m x 4.52m	20'3" x 14'10"
Living / Dining Room	9.60m x 4.06m	31'6" x 13'4"
Bedroom 2	4.42m x 5.38m	14'6" x 17'8"
Bedroom 3	3.26m x 2.65m	10'8" x 8'8"



Total area: 158 sq m (1,698 sq ft)

