



**Common Road, Kensworth Dunstable LU6 2PW**





Old Green End Farmhouse was Grade II listed in 1992. English Heritage describe the original farmhouse as probably dating from the 16th Century. It was extended in the early 19th Century and has a brick inscribed with the date 1827.

This charming double fronted farmhouse is ideally situated behind a gated forecourt and set back from the road. The farmhouse is packed with original character features including oak beams and inglenook fireplaces. The entrance hall provides access to the front two reception rooms, with a door leading down to a good sized cellar and stairs leading to the first floor landing. The hall opens onto the living room with large inglenook fireplace. Further on the impressive dining room is situated next to the kitchen and is simply the perfect room for entertaining friends and family. A second oak staircase leads onto a galleried landing with exposed beams and a vaulted ceiling suitable for use as an additional seating area/snug. The Kitchen / Breakfast Room is fitted with a range of Oak fronted wall and base units with a bespoke granite work surface and appliances including fridge, wine cooler and multi-fuel range cooker with mains gas hob. A Utility and WC complete the accommodation on the ground floor which is tiled throughout with chequered quarry tile flooring.

#### Upstairs

The main landing is vaulted with further period features including exposed floorboards and beams. On this landing you will find three generous double bedrooms. The largest bedroom benefits from its own en suite shower room while the two remaining bedrooms share a large separate shower room. One of the bedrooms on this landing has a miniature door that opens onto the gorgeous galleried landing leading to the high ceilinged principal bedroom which benefits from an en-suite bath/shower room and a dressing room.

#### Outside

The front forecourt is accessed via double five bar gates and provides parking space for multiple vehicles, opening onto a tranquil lawn area with mature herbaceous borders and hedging. To the rear of the house and of particular note is the attractive and secluded south facing courtyard with a central lawn, surrounded by a variety of traditional and modern outbuildings. Beyond the courtyard there are four parcels of land with a second vehicular access from Common Road.

#### Location

The property is situated on the edge of the village of Kensworth which benefits from a Junior School, Church, Convenience Stores, Pubs and Village Hall.

Kensworth is situated high among the Chiltern Hills in an Area of Outstanding Natural Beauty

Berkhamsted approx. 10 miles (London Euston from 33 minutes)

Harpenden approx. 9 miles (London Kings Cross / Thameslink from 33 minutes)

Luton Airport and Parkway approx. 9 miles (London St. Pancras International from 23 minutes)

M1 Junction 9 - approx. 5 miles

M25 Junction 20 - approx. 16 miles









## welcome to Common Road, Kensworth Dunstable

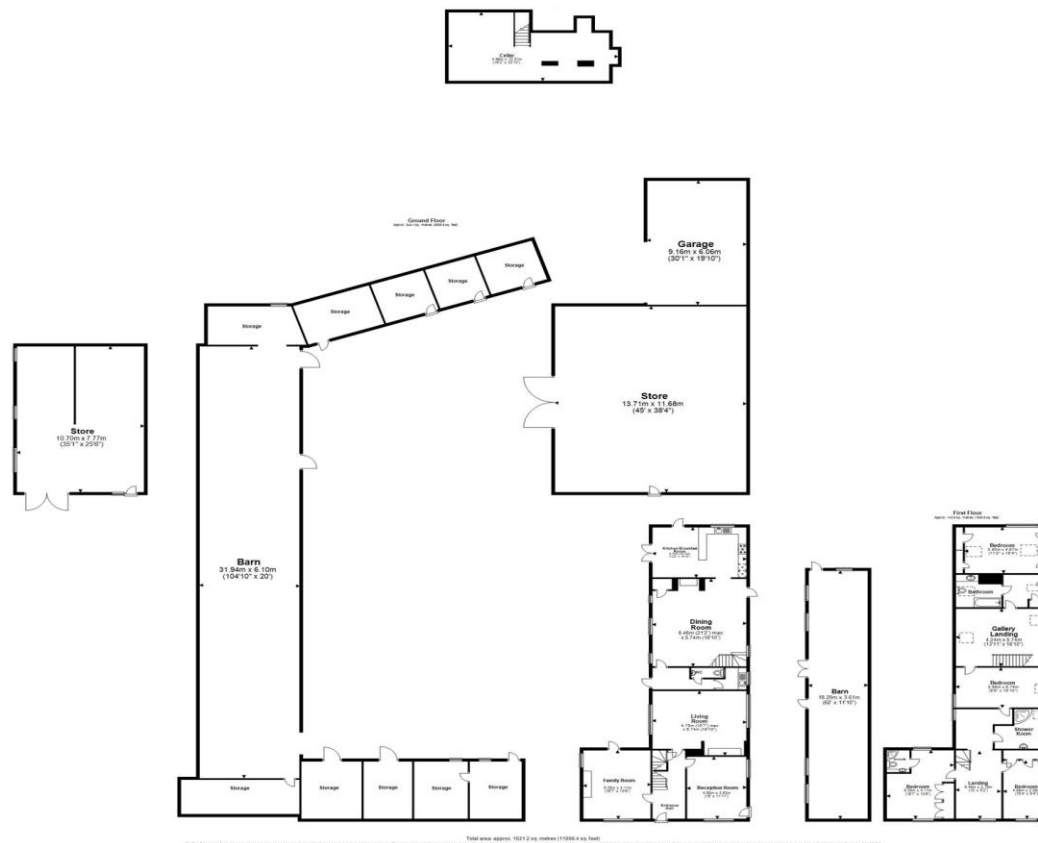
- Detached Period Farmhouse
- Four Double Bedrooms
- Outbuildings / Workshops
- Edge of Village Location
- Over Four Acres

Tenure: Freehold EPC Rating: Exempt

Offers in excess of

# £1,500,000

"Old Green End Farm" is an attractive Grade II listed Farmhouse set in approximately 4 acres with a range of barns and workshops.



**check out more properties at** [brownandmerry.co.uk](http://brownandmerry.co.uk)  
**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [sequencehome.co.uk](http://sequencehome.co.uk)



Property Reference:  
BKH102606- 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01442 870444**

[berkhamsted@brownandmerry.co.uk](mailto:berkhamsted@brownandmerry.co.uk)

124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT

**[brownandmerry.co.uk](http://brownandmerry.co.uk)**