



REGENT  
ESTATES



# WESTWING, HOME FARM, NORTHCHURCH

£425,000 Freehold

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## ACCOMMODATION

Regent Estates are delighted to present to the market this charming and modern mews-style home, beautifully converted from a former stable block. Ideally located within walking distance of local amenities, this unique property combines character features with contemporary living.

The accommodation comprises a modern fitted kitchen, a spacious lounge/dining area with patio doors opening onto the rear patio and garden, and a downstairs cloakroom. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a lovely mature rear garden—perfect for relaxing or entertaining—and benefits from off-street parking.

Early viewing is highly recommended to appreciate the quality and charm of this distinctive home.

Please note the Total Expenditure for 2025 is £12,549.45, 1a West Wing's proportion is 7.34% for the maintenance of the development - £921.13 per annum.

Northchurch is a charming village located within the historic market town of Berkhamsted. The area offers an excellent range of shopping, sporting, and educational facilities, making it ideal for families and professionals alike. For commuters, Berkhamsted mainline station provides a fast and frequent service to London Euston, while the nearby A41 bypass offers convenient access to the M25 and M1 motorways.

## LOCATION

## OUTSIDE

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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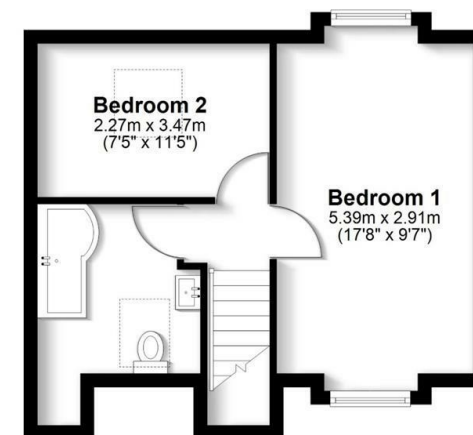
### Ground Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 75.2 sq. metres (809.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

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