



CAMDEN CHASE

The Coach House, Church Farm Way, Aldenham, WD25 8BD

Offers Over £1,100,000

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The Coach House is a barn conversion built in 1996 with a plethora of character and charm measuring 2,828 sqft, situated in the heart of Aldenham Village, moments from the Golf & Country Club and idyllic countryside. With five bedrooms, three bathrooms, a kitchen breakfast room and three further reception spaces the home also benefits from a private landscaped courtyard garden (communal garden also), integral garage, separate utility room and large storage room. This house is available chain free.

Upon entering, the hallway sets the tone with its vaulted ceiling, exposed wooden beams and open staircase. Throughout the property there are ledged and braced doors and plantation shutters. The main living space has an exposed brick feature fireplace.

Further ground floor accommodation includes a dining room which flows through to the kitchen breakfast room. From here you can access the utility room, which could also be a boot room as it has its own access to the garden. Off the entrance hall you can access a study, the large garage which leads to the store/plant room and there is also a guest w/c.

The first floor contains even more character features and vaulted ceilings, where you have the five bedrooms, three bathrooms (two ensuite) and large storage cupboard accessed from the landing.

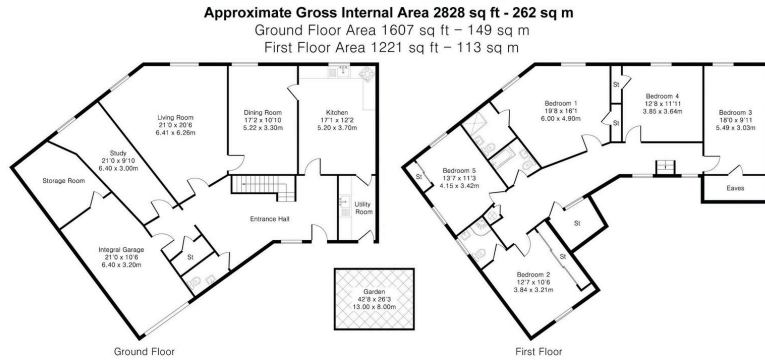
Externally, the walled garden is designed to be low maintenance, has feature lighting and gates that provide vehicular access. There is a lawned communal garden no more than 30 paces from the house and the village green not much further. Ramblers can take advantage of trails that will lead to Munden Country Estate and further afield.

There is an array of desirable schooling close by including Edge Grove, Aldenham School and Haberdashers Askes.

Aldenham is less than a mile from junction 5 on the M1 and A41 and 5 miles from the M25. Radlett's amenities and Thameslink train station are just 2 miles away.

There is a development service charge of approx. £1,656 per annum.





- Chain free
- 5 Double bedrooms
- 3 Bathrooms (2 ensuite)
- M1, A41 and M25 road links
- Large integral garage with additional storage room
- Character features throughout
- Outstanding schooling close by
- 2 miles from Radlett Thameslink station
- Kitchen breakfast room and 3 further reception rooms
- Private landscaped walled garden and communal garden too



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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