






THE FARMHOUSE

Heath End Farm, Heath End, Berkhamsted, Hertfordshire, HP4 3UF



A DELIGHTFUL PERIOD HOME SET IN APPROXIMATELY 7.8 ACRES.

The Farmhouse is a delightful period home, in a picturesque rural position, within convenient reach of Berkhamsted. The property is set amongst excellent gardens and grounds, totalling approximately 7.8 acres.

			EPC
4	3	4	E (48)

Local authority: Dacorum Borough Council
Council Tax Band: G
Services: Mains water and electricity. Private drainage and oil fired central heating.
Tenure: Freehold
What3Words: ///graceful.pencil.forge

LOCATION

Heath End is an idyllic rural spot, with an abundance of nearby countryside to explore, and is conveniently located around 3.1 miles from Berkhamsted high street.

Nearby Berkhamsted has a wide range of shopping, dining and leisure establishments. The high street is home to an array of independent, boutique businesses and larger chains such as a Waitrose and an M&S Simply Food. Berkhamsted railway station provides a train service to London Euston. The town is also home to Berkhamsted School, an independent school founded in 1541, which caters for boys and girls from nursery through to sixth form.

- Berkhamsted High Street – 3.1 miles
 - Berkhamsted Train Station – 4 miles
 - Heathrow Terminal 5 – 25 miles
 - Luton Airport – 20.2 miles
 - M1 Junction 8 – 10.8 miles
 - M25 Junction 20 – 10.4 miles
- (All distances and times are approximate)



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The property is a former Victorian farmhouse, which dates back in part to the mid nineteenth century. The Farmhouse has been a much-loved family home, which today presents as a sympathetically finished and beautifully styled space with striking period features throughout. The views from the property are excellent, with many rooms benefitting from a charming rural outlook.

Upon entering the property, you are greeted by a feature entrance hallway with a galleried landing above. This is a welcoming space that provides access to most of the downstairs accommodation. Turn right from the entrance hallway and you will find a dining space next to a seating area, a farmhouse style kitchen, a utility area and the fourth bedroom, which sits conveniently separate from the rest of the bedroom accommodation and would make an ideal space for guests. The ground floor bedroom also benefits from a shower.

The downstairs accommodation further includes a wonderful drawing room with excellent views over the gardens, a grand study (or formal dining area) and a separate snug. There are two downstairs cloakrooms.

Upstairs, you will find three well-proportioned bedrooms, all with their own en-suite. The principal bedroom is a striking space, with wonderful views and a superb en-suite bathroom complete with a freestanding bath placed by the window. The principal bedroom also has walk-in wardrobe space.

There is current planning permission granted for a single storey extension – this can be found on the Dacorum planning portal under the reference: 22/O1963/FHA.





GARDENS & GROUNDS

The Farmhouse is approached by a long driveway, which leads to the gates for the house. There is a large, gravelled driveway area for parking, which sits next to a triple garage. One of the garages has been repurposed as an office space.

The grounds and gardens total approximately 7.8 acres and have been intelligently split, with more immediate sections of garden, and then two further fields. The immediate gardens include a patio area, ideal for outdoor dining in the warmer months, a beautifully planted lawn area, a feature space with topiary and a larger lawn area. Beyond the immediate gardens you will find two larger fields, one of which includes a pond and the other which has separate access from Chesham Road.

The grounds and gardens are hugely impressive and are a unique feature of this delightful home.



Approximate Gross Internal Area = 282.0 sq m / 3,040 sq ft
 Garage I Office = 47.0 sq m / 504 sq ft
 Total = 329 sq m / 3,544 sq ft (Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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