



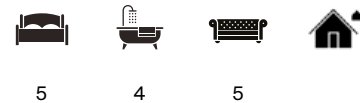
THE FARM HOUSE

Letchmore Heath, Hertfordshire WD25 8ES



A WELL LAID OUT FAMILY HOME IN A PRIVATE VILLAGE SETTING

The Farm House is a delightful period home with generous proportions throughout, with secondary accommodation and sat within beautiful gardens and grounds of around 2 acres.



Tenure: Freehold
Council Tax: Band G
Directions: What3words: <https://w3w.co/warm.joke.vows>
Services: Mains electricity, water and drainage
Local Authority: Hertsmere Borough Council
EPC: The Farm House: Rating D
The Corner Barn: Rating C

LOCATION

The Farm House is discreetly positioned within the charming village of Letchmore Heath in Hertfordshire, which sits approximately 3 miles away from Watford. The village has a quintessential feel with a green, a pond and a village pub, yet remains within convenient reach of London by road and rail.

Nearby you will find M1 and M25 road connections, alongside an array of train stations to choose from, including the Jubilee Line at Stanmore and overground services at Watford Junction and Radlett. The village lies within close proximity to a number of larger towns which offer extensive shopping, leisure and dining options, including Radlett and Watford.

The area is home to a range of well-regarded schooling, including Haberdashers and Aldenham.





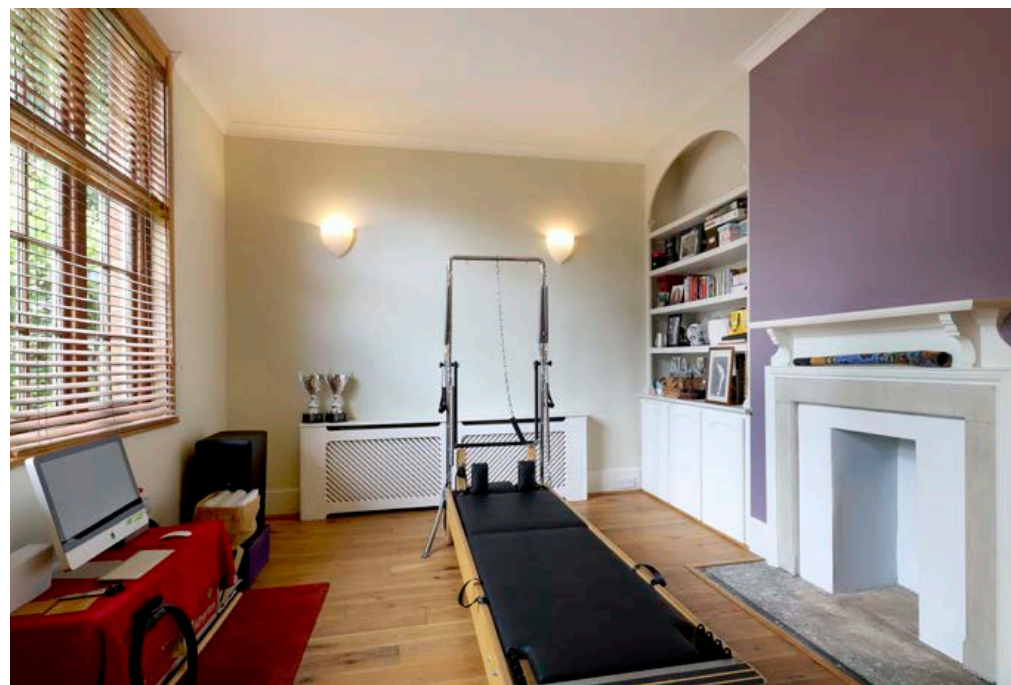
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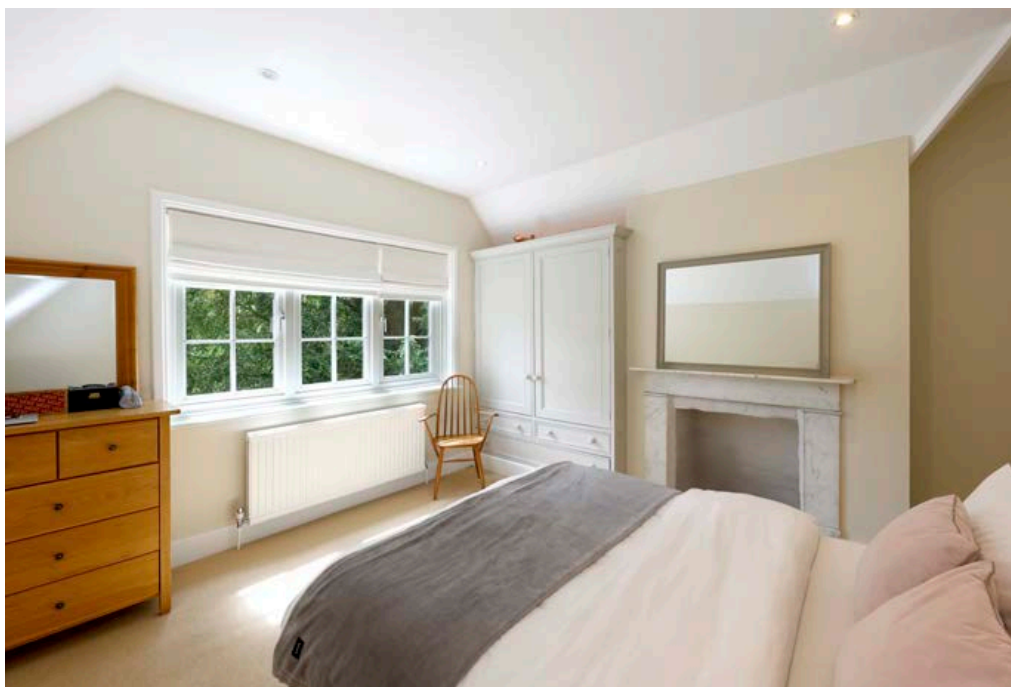
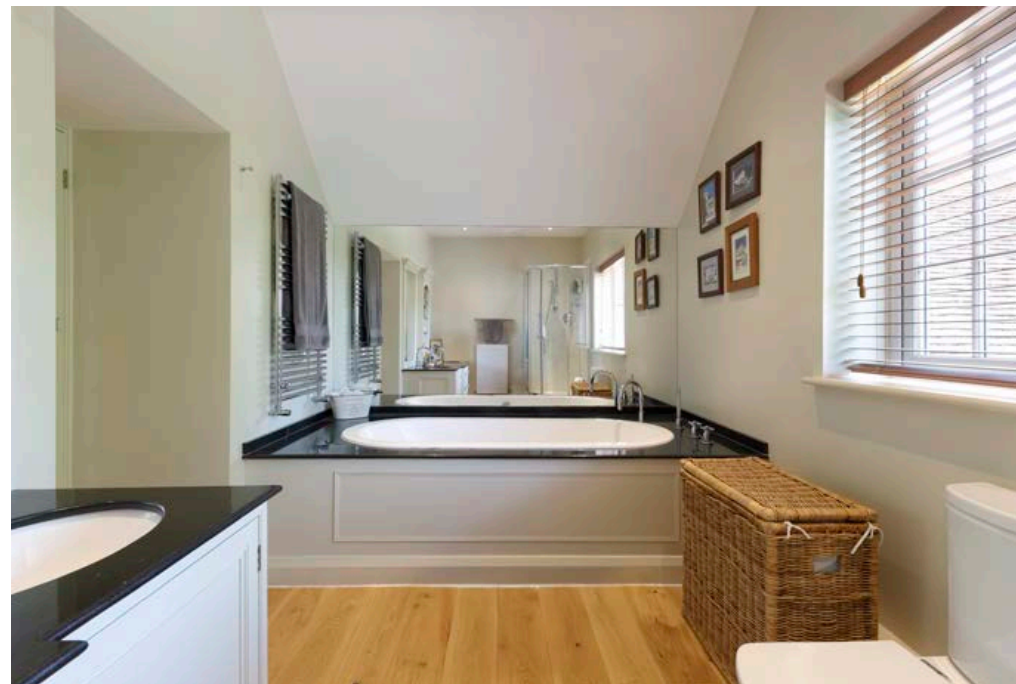
The Farm House is a charming property with a characterful façade, privately positioned at the end of a driveway, with a secluded feel. The main house offers generous accommodation, set across two floors, with an array of period features including beautiful windows and high ceilings which are of particular note, on the ground floor.

The ground floor accommodation comprises a welcoming entrance hallway, an expansive living room and orangery area which has a semi open plan feel, three further versatile reception rooms, a well-appointed farmhouse style kitchen which leads to a breakfast area and a downstairs cloakroom. There is also a large boot room. The rooms to the rear of the property enjoy picturesque views of the gardens beyond.

Upstairs, there are four well-proportioned bedrooms, two of which are en suite. There is a further family shower room. To the other side of the house is a separate upstairs area, accessed by its own staircase, which houses a further bedroom with an en suite.

Furthermore, there is a cellar which provides additional extra storage.





THE CORNER BARN

Separate to the main house is The Corner Barn, a neatly arranged two-bedroom barn with self-contained facilities. The downstairs accommodation includes a kitchen area, a spacious living room and a downstairs cloakroom. Upstairs there are two well-proportioned bedrooms and a bathroom.

OUTSIDE

The Farm House sits in beautiful gardens and grounds of around two acres, which are a hugely impressive feature of this period home. The main house is approached by a driveway which leads on to a gravel parking area. The gardens are home to a mixture of planting, large expanses of lawn and a pond, alongside an array of useful and versatile outbuildings. They are beautifully presented and add to the serene ‘country’ feel of the property.







Approximate Gross Internal Area
Main House = 397.8 sq m / 4,281.5 sq ft
Annexe = 99.7 sq m / 1,073.3 sq ft
Total = 497.5 sq m / 5,354.8 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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