



BURFORD HOUSE
CHIPPERFIELD, HERTFORDSHIRE



A HANDSOME HOME SET WITHIN DELIGHTFUL GARDENS AND GROUNDS

Burford House is a generously proportioned home with
separate indoor swimming pool set within lovely gardens
extending to around 1.86 acres.

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Local Authority: Dacorum Borough Council
Council Tax Band: H

Services: Mains gas, electricity, water and drainage
Tenure: Freehold

What3Words: <https://w3w.co/string.grew.lobby>

LOCATION

Burford House is close to the centre of the attractive village of Chipperfield. Chipperfield Common, around 117 acres of beautiful countryside and woodland is accessed directly opposite the house. The village itself caters for most day-to-day requirements with a Post Office, a village shop and an excellent primary school as well as thriving cricket, tennis and football clubs. There are also two public houses. Kings Langley is around 2.5 miles away (mainline rail services to London Euston from 27 minutes) and offers more extensive shopping facilities, as do Chorleywood and Amersham. The larger centres of Watford and Hemel Hempstead provide a more comprehensive range of shopping, recreational and business facilities.

The M25, at junction 20, is around 3.5 miles away and provides easy access to the national motorway network and London airports. The M40 (around 15 miles) and the M1 (around 7 miles) provide direct access into the heart of London. In addition, there is a main line and underground railway station at Chorleywood with regular services to Marylebone and Baker Street, with journey times of approximately 25 and 40 minutes respectively.

Sporting activities within the area include golf at Chorleywood, Moor Park, Ashridge and Berkhamsted and lawn tennis at Amersham and Chorleywood. There are also many footpaths and bridle paths within the area, providing lovely walks and rides across agricultural land and woodland. Schools in the area include Dr Challoners High School for Girls, Little Chalfont and Dr Challoners Grammar School for Boys in Amersham and St Clement Danes in Chorleywood. Independent schools nearby are Harrow, Berkhamsted and Merchant Taylors for boys and St Helens, Northwood, Royal Masonic and Wycombe Abbey for girls.

- Kings Langley 2.5 miles
- London Euston 23 minutes
- M25 3.5 miles
- Amersham 7 miles
- Berkhamsted 12 miles
- London Heathrow 18.5 miles
- Central London 30 miles
- (All distances and times are approximate)



BURFORD HOUSE

Burford House is a very good-sized family home built around 1934 and benefits from generously proportioned rooms with delightfully high ceilings . Approached from the driveway, the front door opens into the grand reception hall with stairs rising to the first floor and doors to the three principal reception rooms. The drawing room to the front of the house has an open fireplace and lovely bay window overlooking the garden, the dining room also has a bay window. Other rooms on the ground floor include the snug with door to the garden, study, sitting room and garden room. The main kitchen/breakfast room sits centrally within the house with a window to the side, there is a second kitchen (galley style) creating the opportunity for an integrated annexe. There are two cloakrooms and a boiler room.

The five bedrooms and three associated bathrooms are arranged over the first floor with bedroom 3 having an independent staircase allowing it to be used as part of an annexe if required.





OUTBUILDINGS AND SWIMMING POOL

Attached to the house with a doorway from the rear hall is the double garage, beyond this is a further brick-built garden store/studio. Towards the bottom of the garden is a large pool house with heated, indoor swimming pool

GARDENS AND GROUNDS

Approached across the common the drive leads to the front of the house and the garaging to the side. The gardens wrap around the house with delightful areas of lawn to the front, side and rear interspersed with colourful floral beds and borders along with impressive, specimen trees. There is a dedicated kitchen garden with soft fruit cages and beyond the formal lawns a hard tennis court (now in need of resurfacing).

The gardens and grounds extend to approximately 1.86 acres







Approximate Gross Internal Area
Main House = 440 sq m / 4,736 sq ft
Garage = 28 sq m / 301 sq ft
Outbuilding = 30 sq m / 322 sq ft
Indoor Swimming Pool = 152 sq m / 1,636 sq ft
Total Area = 650 sq m / 6,995 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.



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