



BRACKENHURST
THE COMMON, CHIPPERFIELD, HERTFORDSHIRE



AN EXCEPTIONAL FAMILY HOME IN A PRIVATE AND IDYLIC POSITION BY CHIPPERFIELD COMMON

Immaculately presented throughout and further enhanced by a detached one-bedroom annexe.



5



5



2

EPC

E (45)

Local authority: Three Rivers District Council

Council Tax Band: G

Services: Mains water, electricity, gas and drainage

Tenure: Freehold

Postcode: WD4 9BZ

What3Words: silver.treat.studio

LOCATION

Brackenhurst is ideally situated within the sought-after Hertfordshire village of Chipperfield. The village offers a strong sense of community with local pubs, a post office, village hall, and two schools - Chipperfield Pre-School and St Paul's CE VA Primary.

The nearby larger towns of Watford and Hemel Hempstead provide a wide range of shops, restaurants, and leisure facilities.

Excellent transport links in the wider area include rail services to London Euston from Kings Langley (27 min) and connections to London Marylebone via Chorleywood, which also offers a Metropolitan Line service.

The wider area is also home to an array of highly regarded schooling including St Clements Danes, Berkhamsted School, St Albans School, Royal Masonic School, and Merchant Taylors' School.

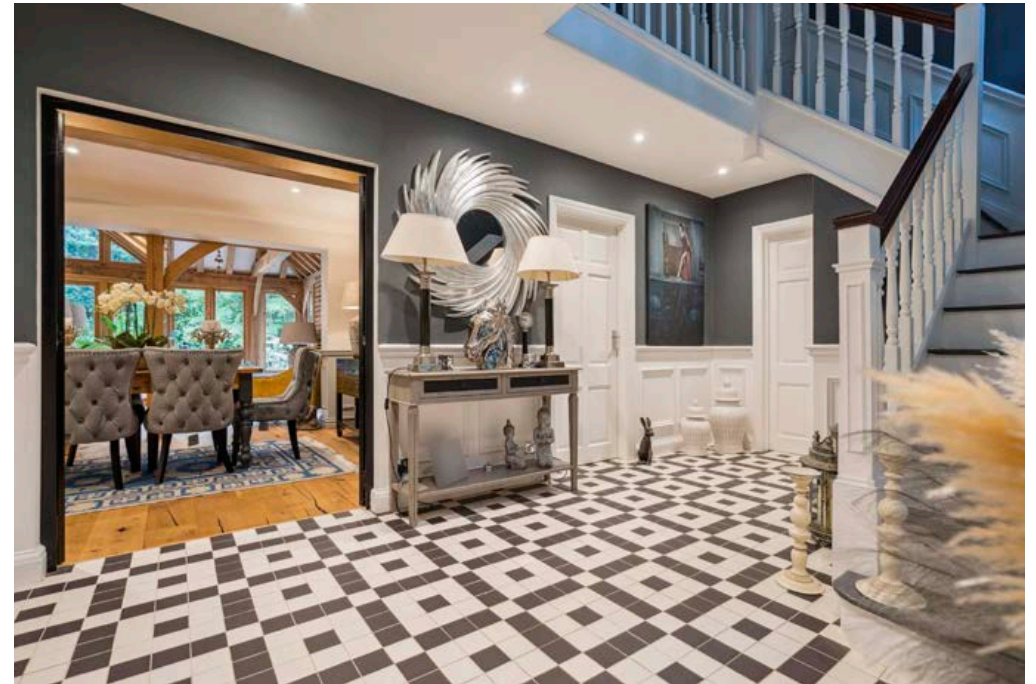
M25 Junction 20 – 3.8 miles

Kings Langley Station – 2.7 miles

Chorleywood train station – 4.7 miles

Heathrow Terminal 5 – 18.7 miles

(All distances and times are approximate)





BRACKENHURST

Occupying a discreet position by Chipperfield Common, Brackenhurst is an outstanding five-bedroom family home, finished to an exemplary standard and offering generous accommodation across three floors. The main house has been thoughtfully refurbished by the current owners, to create a home well suited to modern family living.

Approached via electric gates and a sweeping driveway, the property immediately impresses with its sense of privacy and position. The entrance hall sets the tone, with a graceful sweeping staircase and generous proportions, and provides access to much of the ground floor accommodation. At the heart of the home is an impressive semi-open plan kitchen, dining, and living space, with a stunning oak-framed orangery that opens onto the garden - ideal for both relaxed family living and entertaining. The ground floor offers a series of versatile and well-proportioned reception spaces, including a formal lounge – with wood burning stove, a family room, and a study. To complete the downstairs accommodation is a utility room, a walk-in pantry off the kitchen and a cloakroom.

To the first floor are four well-appointed bedrooms, three of which enjoy en-suite facilities, alongside a luxurious family bathroom. The principal suite is particularly impressive, featuring a spacious dressing room and a beautifully designed en-suite. A further en-suite bedroom occupies the second floor.

ANNEXE

Adjacent to the main house you will find a brilliant self-contained one-bedroom annexe, with accommodation set across two levels. The ground floor includes a reception room, a downstairs cloakroom, and a shower room. Upstairs is a generous bedroom and a separate kitchen area.













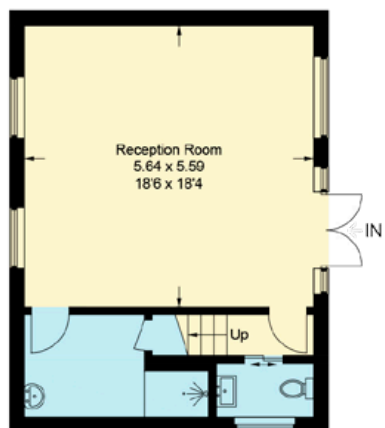
GARDENS & GROUNDS

Set within a secluded plot of approximately 0.6 acres, Brackenhurst enjoys a prime south facing position nestled amongst mature woodland on the edge of Chipperfield Common. Approached via electric gates and a sweeping driveway, the property offers a true sense of arrival, with ample parking and an exceptional degree of privacy.

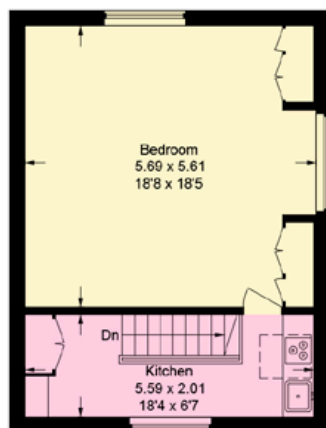
The beautifully landscaped gardens wrap around the house, thoughtfully designed to combine open lawn, mature trees, and planting that create a welcoming outdoor setting. A standout feature is the heated outdoor swimming pool - an idyllic space for both relaxation and entertaining - installed by the current owners in recent years.

Further amenities include a triple car port and a garden store.

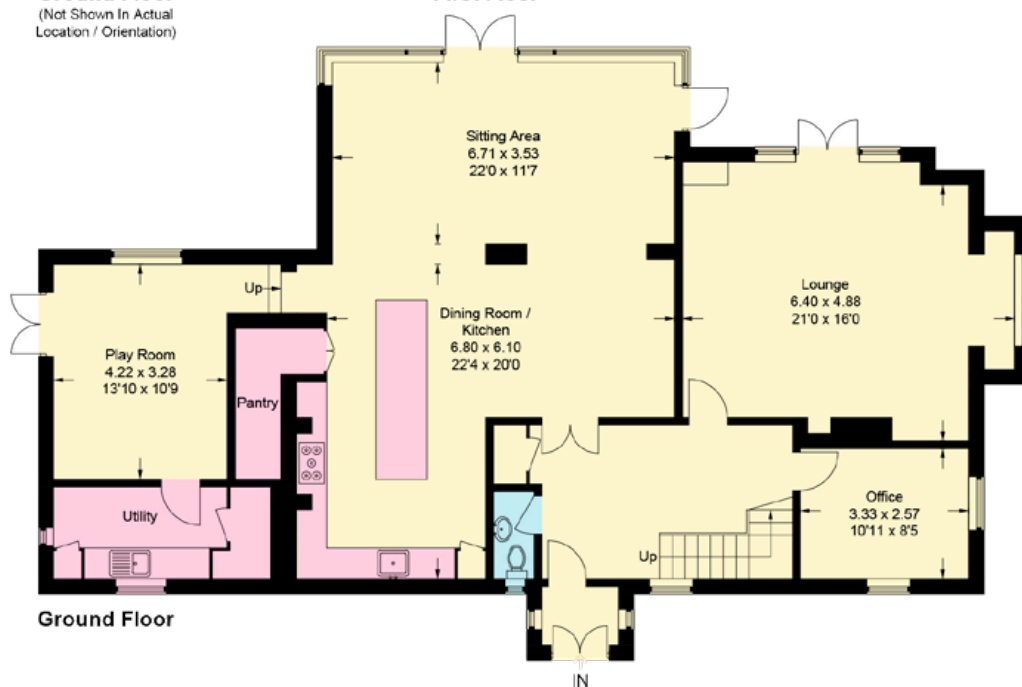




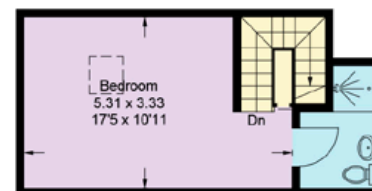
**Annexe -
Ground Floor**
(Not Shown In Actual
Location / Orientation)



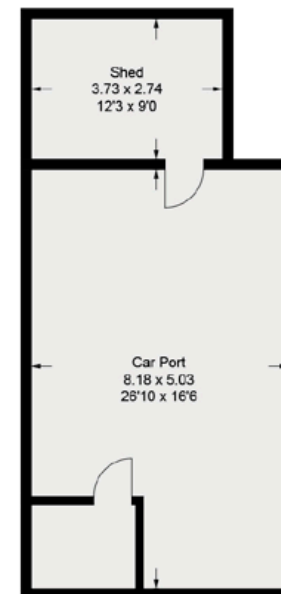
**Annexe -
First Floor**



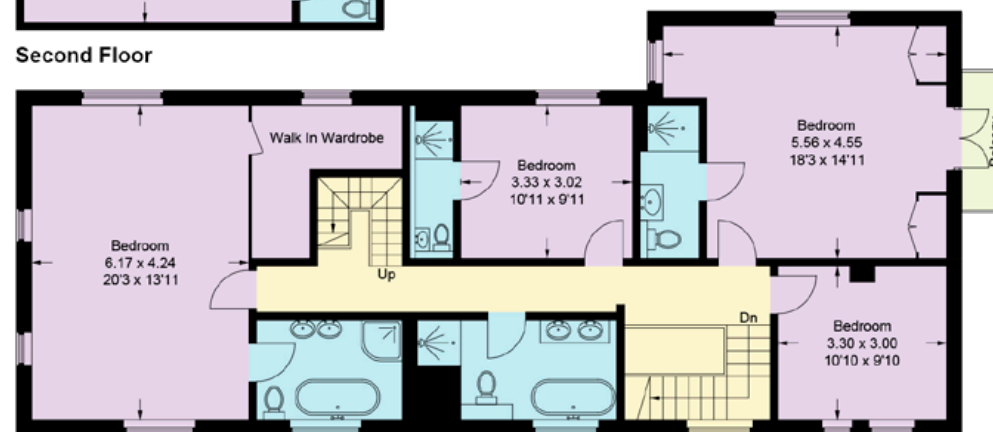
Ground Floor



Second Floor



(Not Shown In Actual
Location / Orientation)



First Floor

Approximate Gross Internal Area
 Ground Floor = 152.9 sq m / 1,646 sq ft
 First Floor = 118.9 sq m / 1,280 sq ft
 Second Floor = 22.2 sq m / 239 sq ft
 Annexe = 86.8 sq m / 934 sq ft
 Shed & External Store = 13.7 sq m / 148 sq ft (Excluding Car Port)
 Total = 394.5 sq m / 4,247 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.

We would be delighted
to tell you more.

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