



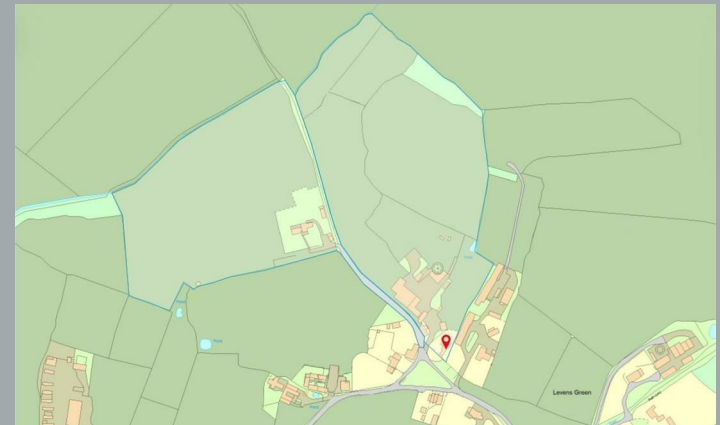
Camps Hill Farm, Levens Green, Nr. Ware

SG11 1HD

Price Guide £2,250,000



stevenoates.com



Camps Hill Farm Levens Green, Old Hall Green, Nr. Ware, SG11 1HD

A unique opportunity to purchase this substantial small holding in this idyllic village location. The property comprises of a detached 4 bedroom period farmhouse, a detached 1400 sqft annexe, along with a number of outbuildings including stabling, storage, garaging and agricultural barns with land and paddocks totalling around 25 acres. **VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.**

Camps Hill Farm is nestled amongst some of Hertfordshire's finest countryside within the small and pretty village hamlet of Levens Green. Levens Green is located to the north of the town of Ware and is only a short drive from the nearby villages of Puckeridge and Standon.



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**Approximate Gross Internal Area 1938 sq ft - 180 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1190 sq ft - 111 sq m

First Floor Area 748 sq ft - 69 sq m

Outbuilding Area 1417 sq ft - 132 sq m

Garage Area 629 sq ft - 58 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

