



Shortgrove Manor Farm Dovehouse Lane
Kensworth, LU6 2PQ

£4,000,000

Shortgrove Manor Farm

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An outstanding Grade II listed equestrian home in a private rural setting of circa 20 acres, approached via an impressive, gated tree lined driveway culminating in a large central courtyard. Characterful, cosy seven-bedroom farmhouse of 3,915 sq ft combining elegant reception rooms with exposed timbers and deep inglenook fireplaces. Fabulous principal suite with dressing room and en-suite and further bedrooms across the first and second floor, with views over the beautiful gardens and orchard.

Superb equestrian facilities comprising 17 loose boxes, including an 8 stable American Barn with a washroom, feed and hay store, tack room, and a horse walker. The fields are all post and rail with automatic troughs.

Self-contained, two-bedroom cottage and studio flat approached over an external staircase. Indoor swimming pool, kitchen, dining area and open fireplace. Home office finished with polished panelling and fitted bookshelves. Beautiful, double-height Guest Suite.

Shortgrove Manor Farm nestles in the eastern reaches of the Chiltern Hills surrounded by well-maintained agricultural land and mature woodland. The village of Kensworth is just 0.5 miles away and benefits from a primary school, two shops and a pub. Harpenden town centre and station with links to central London is 8.5 miles away.

Council Tax Bands
Farm House Band H
Cottage Band D
Studio Flat Band F





Kitchen/Breakfast Room
22'10" x 12'0" (6.98m x 3.68m)

Utility
15'6" x 10'3" (4.73m x 3.14)

Dining Room
16'6" x 13'11" (5.05 x 4.25)

Drawing Room
28'11" x 16'6" (8.82 x 5.05)

Bedroom One
22'6" x 16'6" (6.86 x 5.05)

Dressing Room
16'6" x 12'0" (5.05 x 3.66)

Bathroom

Bedroom Two
12'1" x 12'0" (3.69 x 3.68)

Jack & Jill shower room

Bedroom Three
15'11" x 12'3" (4.87 x 3.74)

Bedroom Four
17'6" x 13'5" (5.35 x 4.11)

Bathroom

Bedroom Five
13'11" x 13'3" (4.26 x 4.05)

Bedroom Six
15'9" x 13'3" (4.81 x 4.05)

Bedroom Seven
13'5" x 13'3" (4.11 x 4.05)

Wine Store
12'4" x 11'8" (3.78 x 3.57)

Store
14'7" x 8'8" (4.45 x 2.65)



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Approximate Gross Internal Area = 846.7 sq m / 9114 sq ft

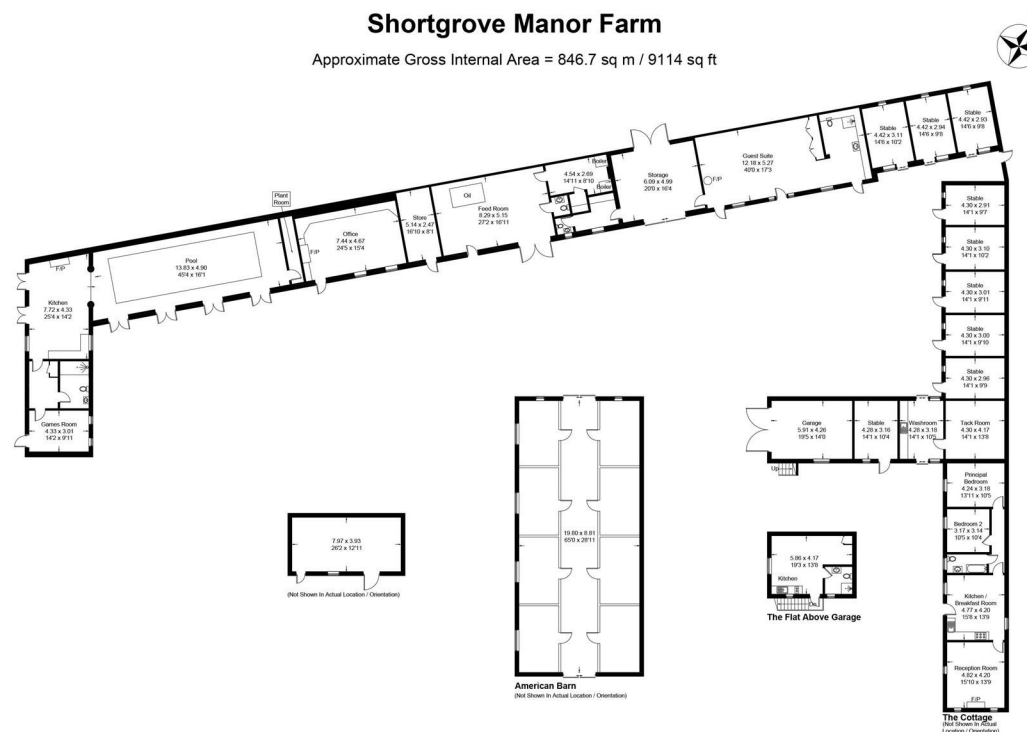
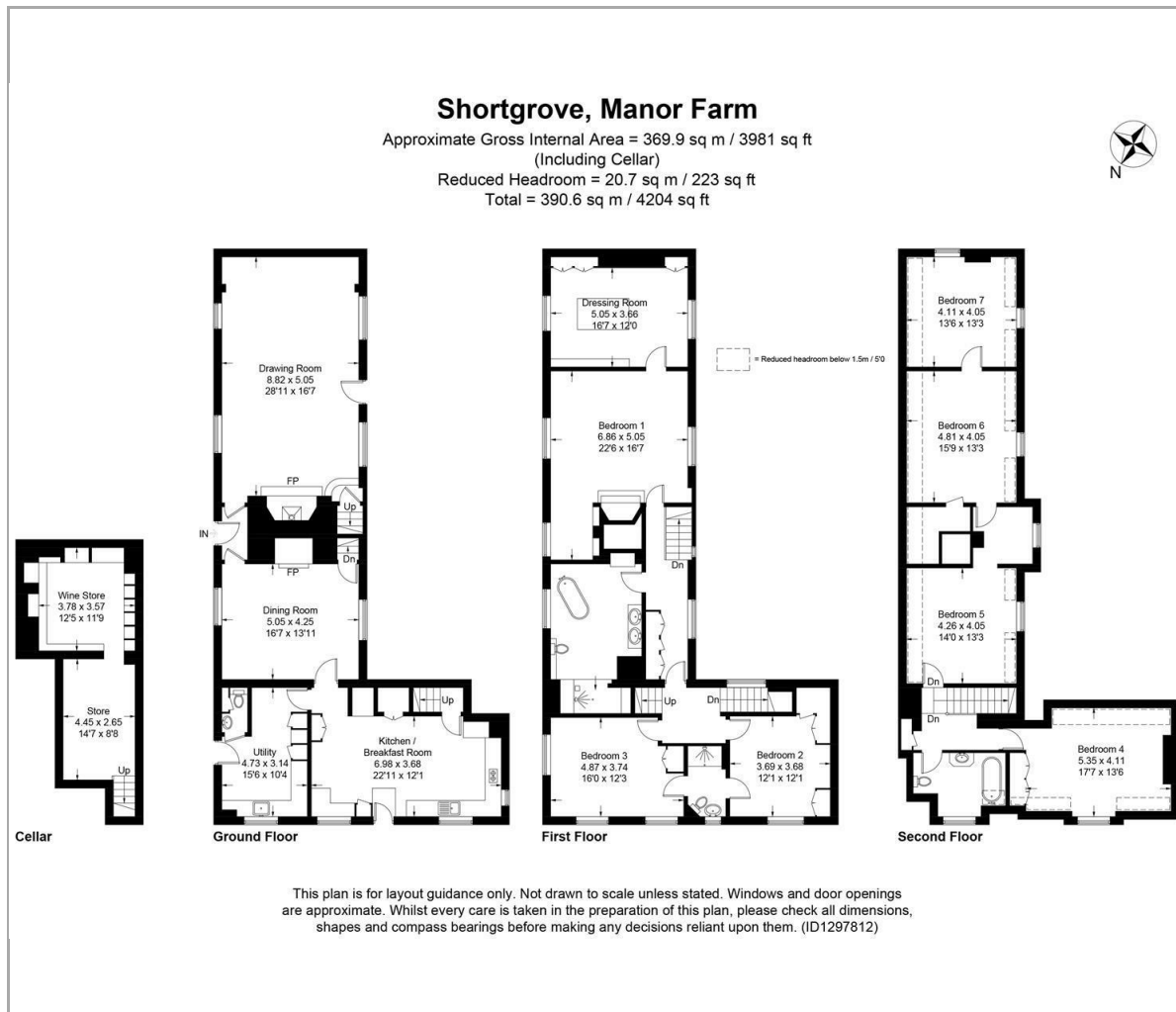


Illustration for identification purposes only, measurements are approximate,
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Floor Plan

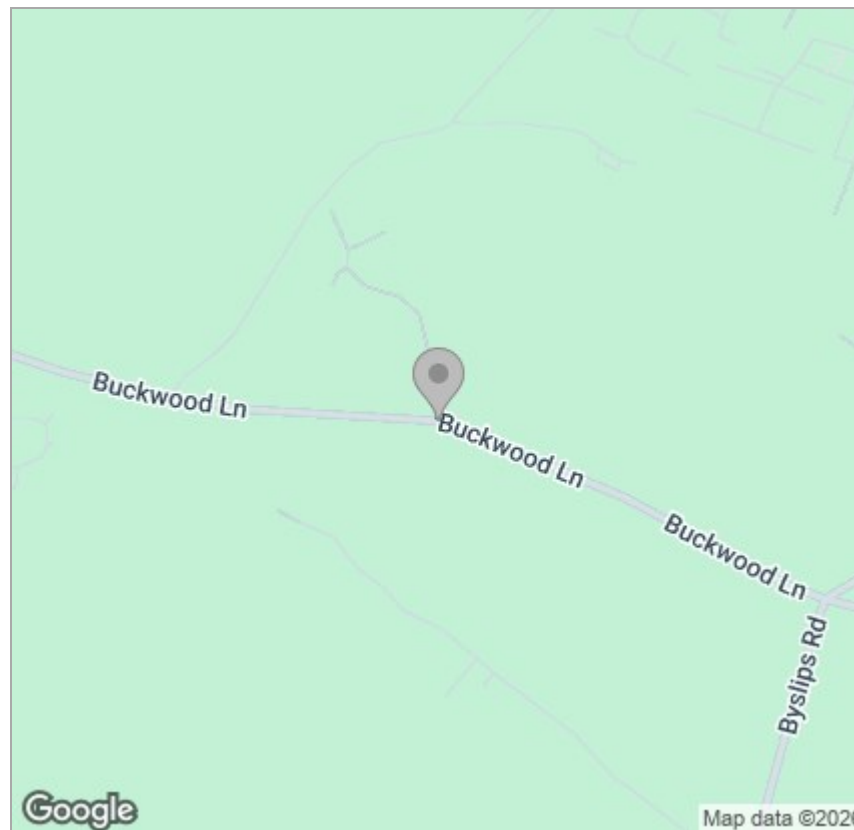


Viewing

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Area Map



Energy Efficiency Graph

