



# THE OLD FARM

HOG LANE, ASHLEY GREEN, CHESHAM, BUCKINGHAMSHIRE



## A CHARMING GRADE II LISTED HOME IN BEAUTIFUL GARDENS AND GROUNDS OF APPROXIMATELY 3.2 ACRES

The Old Farm is a delightful period home dating back to the 17th Century.



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Local Authority: Buckinghamshire County Council

Council Tax band: H

Services: Mains water and electricity, a combination of oil fired and electric heating, private drainage and Sewage Treatment System including tank

Tenure: Freehold

What3Words: tennis.radio.dizzy

## LOCATION

Ashley Green is a popular village located between the neighbouring towns of Berkhamsted and Chesham. The village itself is noted for its active community and St John the Evangelist church believed to date back to 1876. The village has a pub, a café, a village hall, and a children's play area. The larger nearby towns of Berkhamsted and Chesham offer an extensive range of shopping, dining, and leisure establishments.

Berkhamsted railway station provides a frequent service to London Euston from approximately 30 minutes and the Metropolitan Underground line from Chesham to the West End and the City.

This property has the advantage of close proximity to a range of both state and independent schools. Nearby Grammar Schools include Chesham, Dr Challoner's and Aylesbury. Nearby independent schools include Berkhamsted, Chesham Prep, The Beacon and Heatherton Girls Prep.

Berkhamsted High Street – 2.1 miles  
Berkhamsted Railway Station – 2.4 miles  
Chesham Underground Station – 3.6 miles  
M25 Junction 20 – 9.2 miles  
M1 Junction 8 – 9.6 miles  
Heathrow Terminal 5 – 24.5 miles  
(All distances are approximate).



## THE OLD FARM

The property is full of character with a wealth of period features throughout and enjoys a picturesque countryside setting.

Upon entering the property, you are welcomed by an expansive entrance hall complete with a fireplace and a charming outlook over the rear gardens, which sets a notable first impression. The ground floor accommodation is extensive and versatile with a range of reception spaces that can be utilised in a variety of ways to suit living requirements. The hub of the home is a well-appointed farmhouse style kitchen which leads on to a bright informal dining area, this forms a lovely open place space with patio doors leading to the rear garden beyond. A highly practical walk-in larder is accessible from the kitchen. Adjacent to the kitchen is the formal dining room, full of character with an inglenook fireplace and a dual aspect. A particularly impressive room is the vaulted reception space to the front of the home, which has striking volume and an abundance of period features. Further accommodation on the ground floor includes two additional lounges, a utility room, a storage room, a log store and two downstairs cloakrooms. To complete the ground floor accommodation is a generous bedroom with en-suite shower room, this room enjoys a lovely view of the rear gardens. Two staircases rise to the first floor.

On the first floor are four bedrooms. The principal bedroom enjoys a dual front and rear aspect alongside an en-suite bathroom. The three remaining bedrooms benefit from a range of picturesque outlooks and are served by a family bathroom and a separate upstairs cloakroom. Eaves storage can also be found on the first floor.







## GARDENS AND GROUNDS

The Old Farm sits in a beautiful and impressive plot of approximately 3.2 acres. The rear gardens are a real delight with a mixture of expansive lawned areas, mature planting, and a variety of trees alongside a paddock and a tennis court. Immediately to the rear of the house you will find a patio area, ideal for al fresco entertaining in the warmer months. A secondary patio space has also been created within the gardens, creating an additional seating area to enjoy.

To the front of the house is a private driveway offering ample parking which leads onto a garage. To the front of the property is a charming courtyard which adds to the kerb appeal of this unique home.



Approximate Gross Internal Area  
 Ground Floor = 227.9 sq m / 2,453 sq ft  
 First Floor = 111.9 sq m / 1,204 sq ft (Including Eaves)  
 Garage/External Cupboard = 22.4 sq m / 241 sq ft  
 Total = 362.2 sq m / 3,898 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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