



East Wing Home Farm, Northchurch Berkhamsted HP4 3SN



This superb property forms part of the east wing of Home Farm; a mews style development of former stables in a tucked away position in Northchurch Berkhamsted. The property comes with allocated off road parking and is conveniently located just around the corner from Tesco Metro, a bakery, chip shop and the George & Dragon pub, and is around two miles from Berkhamsted train station. Northchurch is a highly sought after village and is surrounded by glorious countryside including Northchurch Common and the Grand Union Canal (this provides a lovely walk into Berkhamsted). There is a cricket club, tennis club, primary school and a beautiful church and a welcoming community atmosphere. Berkhamsted provides all other amenities.

The Property

A storm porch with the front door opens to the entrance hall where there is a cupboard to hang coats and store shoes etc and an attractive spiral staircase leads to the first floor. The living room at the rear features a lovely Victorian fireplace, a wide bay with double glazed French doors which open directly to the communal garden, a light and airy atmosphere and is open to the fitted kitchen. Appliances include a built in electric double oven and gas hob under an extractor hood, an integral fridge freezer and there is space for the dishwasher and washing machine. There is a large double bedroom on the ground floor with a lovely view over countryside towards Ashridge, and a fully tiled shower room. Upstairs is a bright landing providing access to the principal bedroom with a high vaulted ceiling, eaves storage and a dressing room (this could easily be adapted to use as a third bedroom if desired). A spacious bathroom completes the accommodation.

There is a beautifully maintained communal lawned garden to the rear and an allocated parking space.

The property benefits from Gas central heating, double glazed windows and no onward chain.

Agents Note

There is a service charge payable for this property.





welcome to East Wing Home Farm, Northchurch Berkhamsted

- Superb Stable Conversion
- Two/Three Bedrooms
- Bathroom Plus Shower Room
- Versatile Layout
- Communal Gardens


Tenure: Freehold EPC Rating: E
Council Tax Band: C

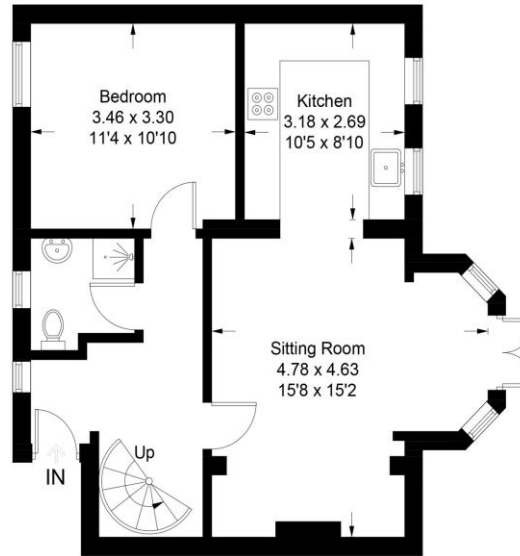
£385,000

A superb character conversion with parking, in a peaceful location, just around the corner from amenities and countryside. No onward chain

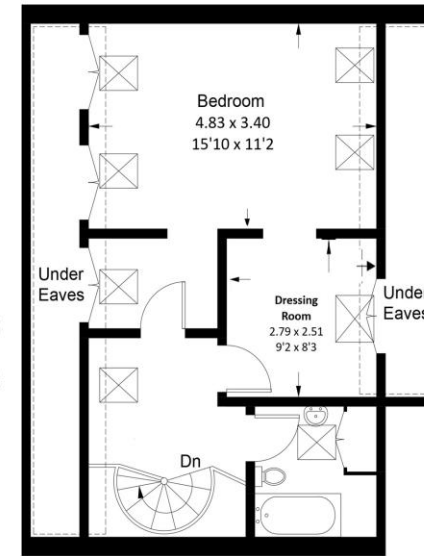
East Wing

Approximate Gross Internal Area = 89.8 sq m / 966 sq ft
(Excluding Reduced Headroom / Under Eaves)
Reduced Headroom / Under Eaves = 18.0 sq m / 194 sq ft
Total = 107.8 sq m / 1160 sq ft

 = Reduced head height below 1.5m



Ground Floor



First Floor

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. (ID1310204)

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Property Reference:
BKH103376 - 0002

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