



Crouchfield Farm, Wadesmill Road, Chapmore End

SG12 0EY

Offers In The Region Of £1,500,000



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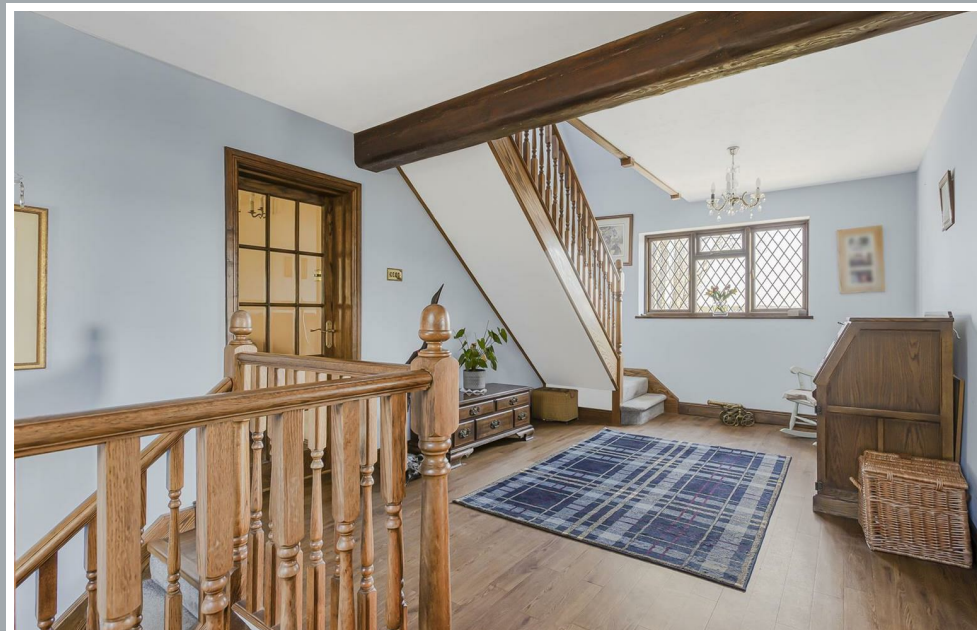
Crouchfield Farm Wadesmill Road, Chapmore End, Hertfordshire, SG12 0EY

A substantial and individually built detached family home set within a generous plot of 0.8 acre nestled amongst beautiful countryside. The flexible accommodation which is arranged over three floors and extends to 4535 sqft comprises of a large entrance hall with downstairs wc, a large snooker room, gym with sauna, study and a guest bedroom on the lower ground floor. The first floor, which is level with the main gardens, offers 2 large living rooms, a kitchen/diner, utility room and a guest wc. On the second floor, are 4 double bedrooms, a family bathroom and 2 en-suites. Externally, the property is approached by a gated driveway providing extensive parking leading to a large double garage. The gardens surround the property offers a number of features, including a large fish pond and large sun terraces.

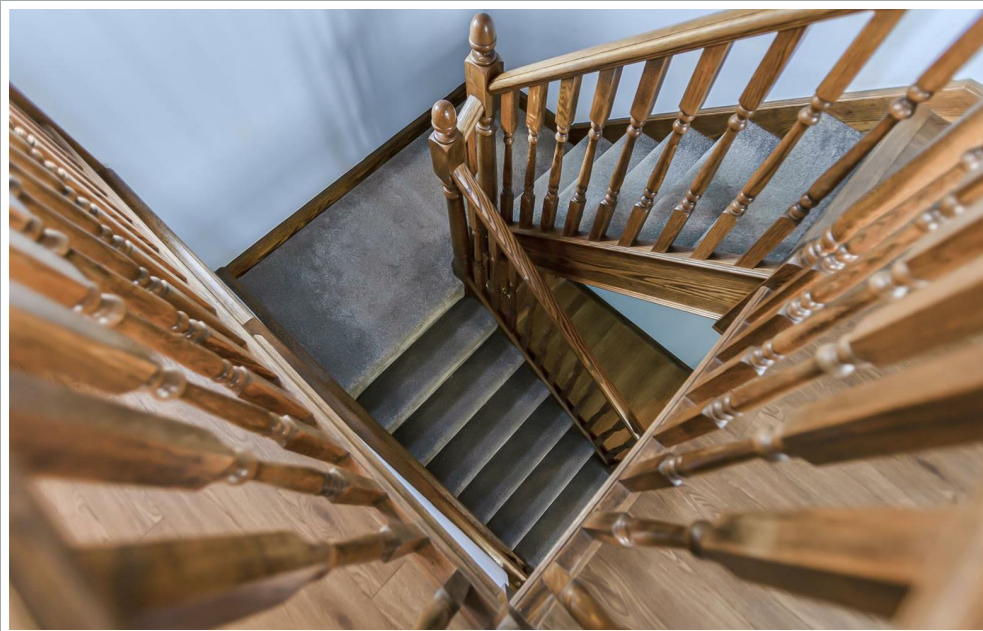
The property is located at the end of a private farm lane within the highly sought after village of Chapmore End surrounded by countryside, yet less than a mile from Bengeo and Ware. The village itself offers a village pub, The Woodman, whilst both Hertford and Ware which are a short drive away provide a wide choice of shops, restaurants and leisure facilities.



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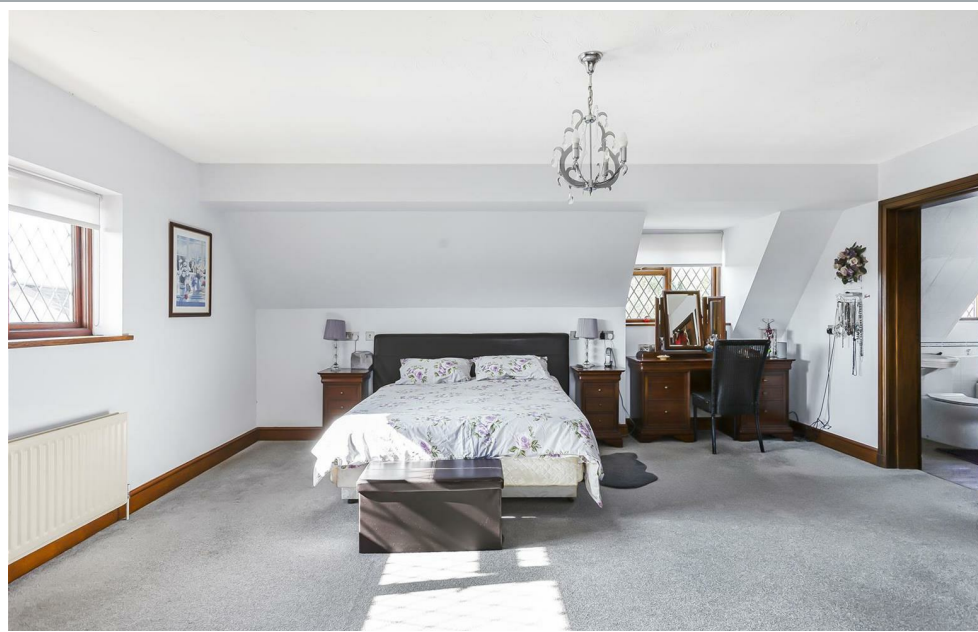
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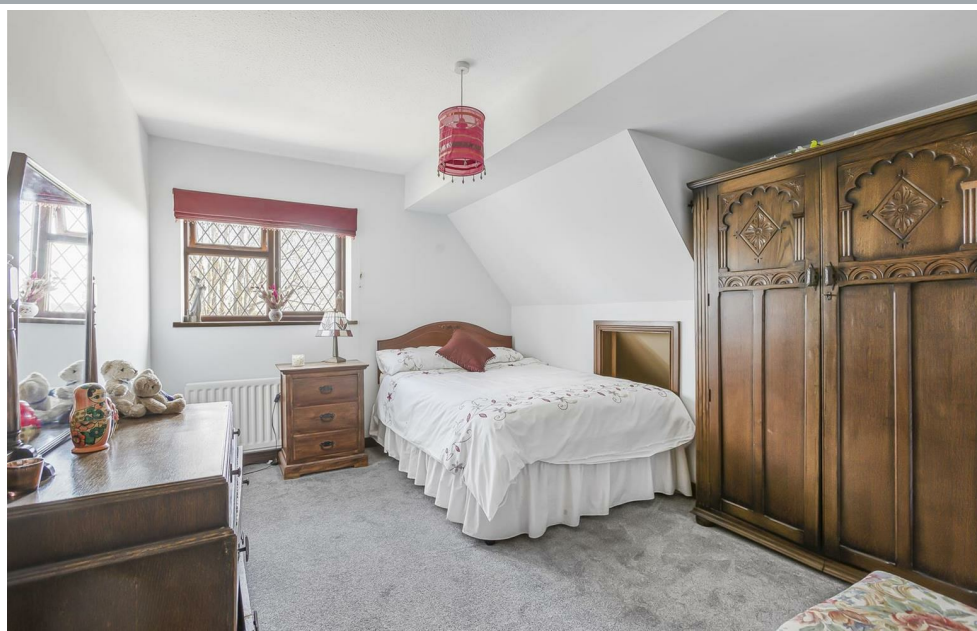
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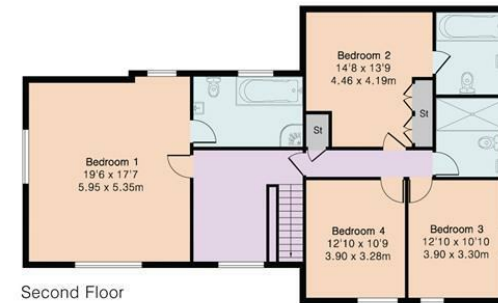
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Approximate Gross Internal Area 4535 sq ft - 421 sq m

Ground Floor Area 1746 sq ft – 162 sq m

First Floor Area 1514 sq ft – 141 sq m

Second Floor Area 1275 sq ft – 118 sq m



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.



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