Callipers Hall
Chipperfield, Hertfordshire
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Kings Langley 3 miles, Chesham 7 miles, Hemel Hempstead 6 miles, Berkhamsted 12 miles, M25 3 miles, M1 7 miles
(All distances are approximate)

A beautiful country property in a private rural setting.

Accommodation
Drawing room | Sitting room | Dining room | Library | Study | Kitchen/breakfast room | Garden room | Boot room | WC

Master bedroom with ensuite bathroom and dressing room
Guest bedroom suite with dressing room and bathroom | Four further bedrooms | Two further bathrooms

Beautifully landscaped formal and lawned gardens | Walled garden | Tennis court | Entertaining barn

Coach house with garaging and one bedroom flat above

Stable barn with storage | Office | Gym

Outdoor swimming pool with pool building comprising steam room and shower
Kitchen garden | Ponds | Orchard | Wild flower meadow | Paddock

In all about 16.88 acres
Situation

Callipers Hall is on the edge of the attractive village of Chipperfield with the land to the house adjoining Chipperfield Common, around 117 acres of beautiful countryside and woodland. The village itself caters for most day to day requirements with a Post Office, a village shop and an excellent primary school and thriving cricket, tennis and football clubs. There are also two public houses.

Kings Langley is around 3 miles away (mainline rail services to London Euston from 27 minutes) and offers more extensive shopping facilities, as do Chorleywood and Amersham. The larger centres of Watford and Hemel Hempstead provide a more comprehensive range of shopping, recreational and business facilities.

The M25, at junction 20, is around 3 miles away and provides easy access to the national motorway network and London airports. The M40 (around 15 miles) and the M1 (around 7 miles) provide direct access into the heart of London.

In addition, there is a main line and underground railway station at Chorleywood with regular services to Marylebone and Baker Street, with journey times of approximately 25 and 40 minutes respectively.

Sporting activities within the area include golf at Chorleywood, Little Chalfont, Ashridge and Berkhamsted and lawn tennis at Amersham and Beaconsfield. There are also many footpaths and bridle paths within the area, providing lovely walks and rides across agricultural land and woodland.

Schools in the area include Dr Challoners High School for Girls, Little Chalfont and Dr Challoners Grammar School for Boys in Amersham and St Clement Danes in Chorleywood. Independent schools nearby are Harrow, Berkhamsted and Merchant Taylors for boys and St Helens, Northwood, Royal Masonic and Wycombe Abbey for girls.
Callipers Hall

Callipers Hall is an impressive family house just outside of the much sought after village of Chipperfield in Hertfordshire. One of the finest yet most unknown houses in the area, the original part of the house is believed to date from around 1780. The house is presented in outstanding condition by the current owners, who have owned the property since 1995.

Approached over a long drive, the house is in a secluded setting set well back from the village road. The accommodation is well laid out being equally suited to family life as well as entertaining. The principal reception rooms are of a good proportion and there is a kitchen/breakfast room in the heart of the house, leading through to the orangery. On the first floor, as well as the master bedroom suite, there are a further five bedrooms and three bathrooms. The layout of the accommodation can be found on the enclosed floorplans.
Approximate Gross Internal Floor Area
Main House: 6,581 sq ft / 611.4 sq m
(not including attic - 1,004 sq ft / 93.3 sq m)
Coach House: 1,395 sq ft / 129.6 sq m
(including mezzanine and reduced height area below 1.5m: 409 sq ft / 38 sq m)
Gym/Office/Stable Barn: 1,973 sq ft / 183.3 sq m
Pool House: 404 sq ft / 37.5 sq m
Greenhouse: 372 sq ft / 34.6 sq m
Total: 1,166.2 sq ft / 12,553 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.
These plans are not shown in actual location / orientation
A particular feature of the house are the beautiful mature gardens and grounds. The house is approached via an electric gate, from the road with the driveway culminating in an area with ample parking to the front and rear of the house. The gardens have been beautifully landscaped by the current owners who have created and built a walled garden (in 2000) to the side of the house and beautiful vistas have been created all around the grounds of the property. Throughout there is a mixture of well-manicured lawns, mature trees and wide borders bursting with colour, as well as an orchard, kitchen garden, pond and wildflower meadow. The grounds also extend to a large paddock, with a small maturing woodland, from which access can be gained to the adjoining Chipperfield Common.
Outbuildings

As well as the main house there is ample flexible ancillary accommodation including an entertaining barn with its large open space, ideal as a party barn or games barn. There is also garaging within this barn as well as further garaging in a separate building, the Coach House, with a one bedroom annexe above, perfect for guests or staff. A further large barn is used for storage and also has three loose boxes within it. To the rear of this building there is an office as well as a gym. Beyond, and tucked behind a sheltering wall, is the outdoor swimming pool along with its separate brick built pool house comprising changing rooms with shower, steam room, kitchen, pump room and stores.
Local Authority
Three Rivers District Council. Tel. 01923 776611

Services

Energy Performance Certificate
Callipers Hall – Rating D
Coach House – Rating E

Directions (WD4 9BP)
From the M25, junction 20, follow the A41 signed to Watford and turn right at the first set of traffic lights beside Langley Berry Church. Follow the road until reaching Chandlers Cross. Turn right at the Prime restaurant into Chandlers Lane leading to Bucks Hill. Before the village of Chipperfield, after approximately 2.25 miles and just after the turning to Quickmoor Lane, the entrance to Callipers Hall will be found on the left hand side set back from the road.

Viewings
Viewings are strictly by appointment through the sole selling agents Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller’s Solicitors.

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