

The Pale Farm, Chipperfield, Hertfordshire





A Grade II Listed Tudor farmhouse with a self contained annex and separate barn.

Summary of accommodation

Main House

Reception hall | Drawing/dining room | Kitchen/family room
Conservatory | Rear hall | Study | Office

Ground floor annexe comprising:

Sitting room | Two bedrooms | Bathroom

Cellars

Principal bedroom with dressing room and en suite
bathroom | Three further bedrooms | Shower room

Outbuildings

Barn | Double garage | Workshop

Garden and Grounds

Gravelled drive | Lawned garden | Raised floral beds

Kitchen garden

In all about 0.5 acres



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Situation

The Pale Farm is quietly situated in Chipperfield a very sought after village in South West Hertfordshire. The village recently appeared in a Sunday Times article 'The 25 Best Villages in Britain to Live in'. The village offers many amenities including 4 pubs, Blackwells the 'village club' with café, bar and bistro. There are approximately 115 acres of woodland forming Chipperfield Common and allowing for delightful walks and rides.

There are comprehensive shopping facilities in the larger towns of Watford and Hemel Hempstead, and mainline rail to London Euston (approximately 30 minutes) at Kings Langley. The M25, junction 20, is 3.5 miles away.

Distances

Kings Langley 3.1 miles, Berkhamsted 8.1 miles, Chesham 6.6 miles, Hemel Hempstead 5.4 miles, M25 3 miles, M1 6.7 miles. (Distances and times approximate)



The Pale Farm

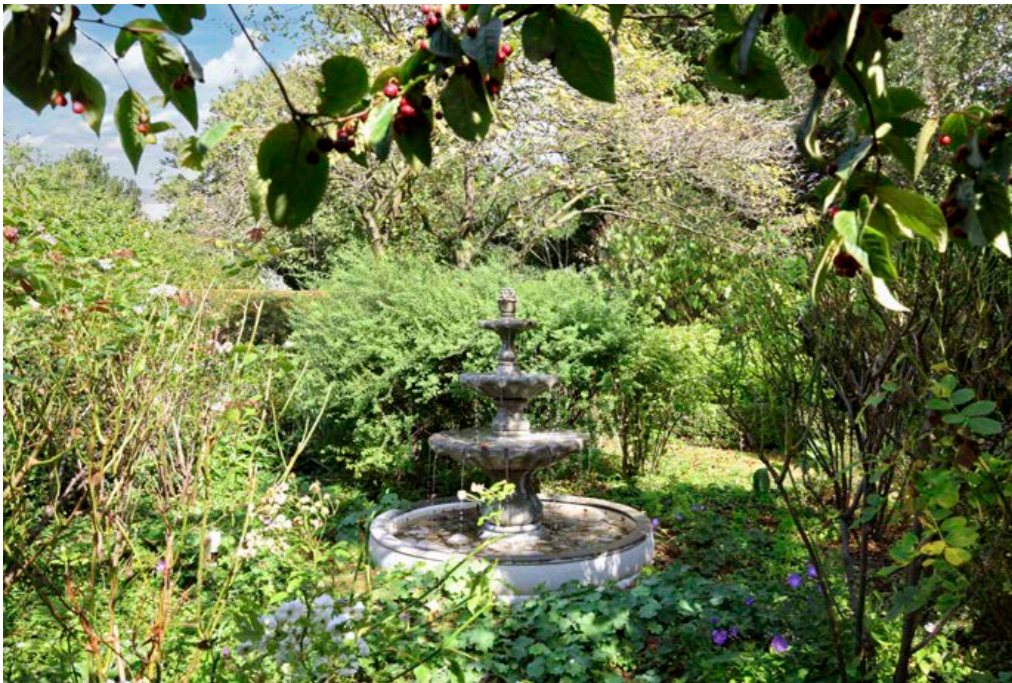
Reputed to be the oldest house in Chipperfield, dating back in part to the 16th Century, The Pale Farm is a lovely example of an early Tudor timber framed house. The property retains many period features including the impressive square chimney above the inglenook, oak internal doors and exposed timbers throughout.

The accommodation is as shown in the floor plans but of note are the impressive drawing and dining room and magnificent, vaulted kitchen/family room with underfloor heating, tiled floors and double gas fired Aga.

On the ground floor is the self contained, two bedroom annexe, adding to the versatility of this wonderful home.







Garden and Grounds

The gardens and grounds extend to around 0.5 acres, with gated access from the highway leading to a gravelled drive passing the double garage and impressive barn and workshop to the front of the house. In front of The Pale Farm are raised floral beds and a very useful kitchen garden. To the rear the gardens have been thoughtfully designed with areas of lawn and hidden walkways and secret garden rooms.

Approximate Gross Internal Floor Area
488.9 sq m / 5,263 sq ft (Including outbuilding)



Important information

Guide Price: £2,500,000

Tenure: Freehold.

Services: Mains water, electricity and drainage. Gas fired central heating

Local authority: Dacorum Borough Council

Council Tax Band: H

Postcode: WD4 9BH

Viewings

All viewings strictly by appointment only through the vendors' sole selling, 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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