

# STOCKINGS FARM

STOCKINGS LANE • LITTLE BERKHAMSTED • HERTFORD • HERTFORDSHIRE



savills



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HERTFORDSHIRE • SG13 8LW

Little Berkhamsted village centre 0.8 miles • Bayford Station 2.4 miles • Hertford 4.2 miles  
Broxbourne 6.8 miles • Stansted Airport 25 miles  
(All distances and times are approximate)

*A period farmhouse and barn conversion set in the middle  
of 66 acres of farmland and woodland.*

## FARMHOUSE

Sitting room • Dining room • Kitchen/breakfast room • Family room • Cloakroom • Study • Cellar • Utility room

Master bedroom with dressing room and en suite bathroom • Further 3 bedrooms • Family bathroom • WC  
2 Further bedrooms • Family bathroom

## BARN CONVERSION

Sitting room • Kitchen/breakfast room • Study • Cloakroom • Utility room • WC

Master bedroom with dressing room and en suite bathroom • Further bedroom • Family bathroom

## GARDENS AND GROUNDS

Arable farmland • Listed barn • Tennis court • Woodland

**About 66.30 acres (26.831 hectares)**



**SAVILLS COUNTRY DEPARTMENT**

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020 7075 2806

Your attention is drawn to the Important Notice on the last page of the text

The Barn





## SITUATION

Stockings Farm is well situated in some of Hertfordshire's finest countryside and within 21 miles of central London. The property is positioned on the edge of the pretty village of Little Berkhamsted which has a village shop and gastro pub. The town centres of Hertford and Hatfield and are within easy reach (4.2 miles and 5.5 miles respectively) and both provide comprehensive shopping and travel facilities. Communications in the area are excellent, the A1(M) is about 5 miles away and nearby Hatfield station provides frequent trains to London Kings Cross from 22 minutes. Major airports are easily accessible with Luton 17.1 miles, Stansted 24.1 miles, London City 27.5 miles and Heathrow 36 miles. There is a fantastic selection of golf courses in the area including Brocket Hall with its outstanding Auberge du Lac restaurant, Knebworth, Mid Herts. at nearby Gustard Wood and the challenging course at Hammonds End, Harpenden. The Hanbury Manor is 8.7 miles away and The Grove Hotel with its championship golf course is within 18.9 miles.

## THE PROPERTY

For a full understanding of accommodation please refer to the included floor plans:

A collection of listed buildings in the centre of undulated farmland. The main farmhouse is listed and requires modernisation throughout. Set over 3 floors, with 6 bedrooms and 3 bathrooms.

The 2 bedroom barn conversion is set over two floors and has 2 bedrooms and 2 bathrooms. Both Farmhouse, barn conversion and listed barn are set round a central courtyard.





## OUTSIDE

Stockings farm is accessed via a long sweeping driveway, with farmland on both sides. A mixture of arable farmland, paddocks and woodland.

## GENERAL REMARKS AND STIPULATIONS

### Services

- Mains electricity
- Mains water
- Oil fired central heating
- Private drainage

### Postcode

SG13 8LW

### Local Authority

East Hertfordshire.

**IMPORTANT NOTICE:** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20.09.25.TP.Capture Property. 01225 667287.

## Rights Of Way

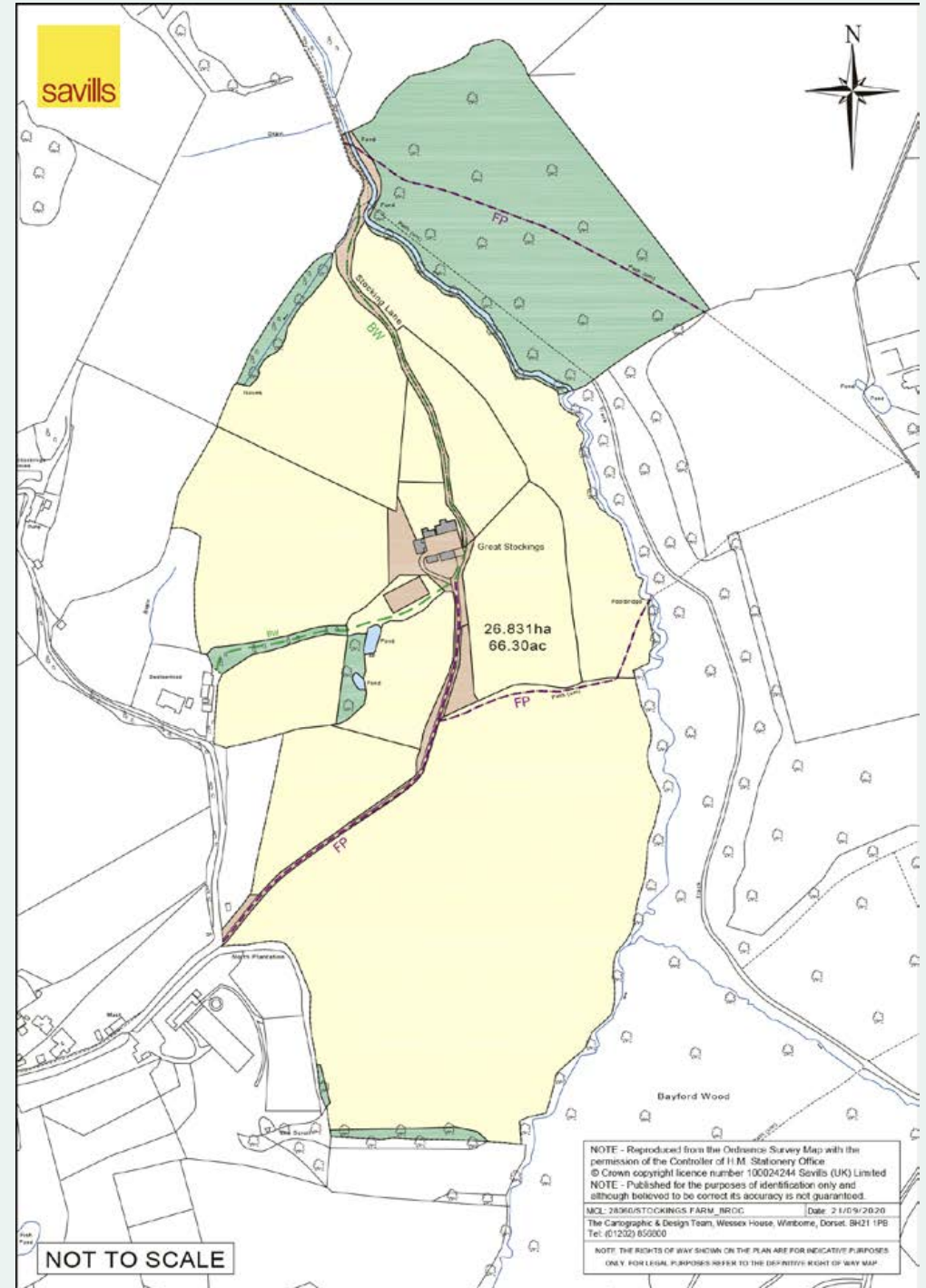
Please note there is a public right of way within the boundary.  
Please refer to the site plan.

## Fixtures & Fittings

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained from the selling agent.

## Viewing

Strictly by appointment with the sole selling agents. Prior to making an appointment to view, the agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills staff who has seen the property, in order that you do not make a wasted journey.



# STOCKINGS FARM

Approximate Gross Internal Area:

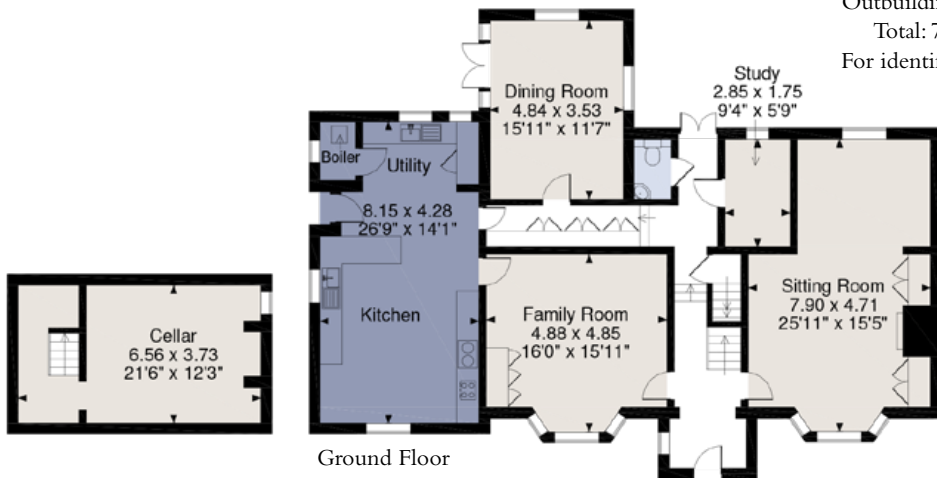
Main House: 3,662 sq ft / 340 sq m

Garage: 1,893 sq ft / 176 sq m

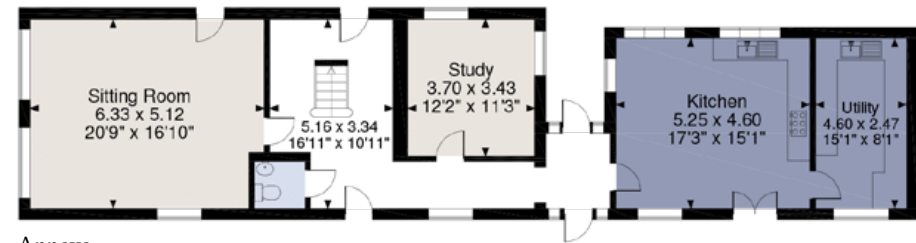
Outbuilding: 1,847 sq ft / 172 sq m

Total: 7,402 sq.m. / 688 sq.ft.

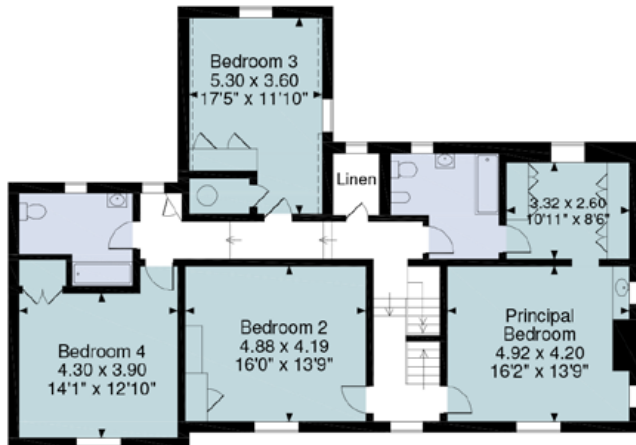
For identification only. Not to scale.



Ground Floor



Annexe  
Ground Floor



First Floor



Annexe  
First Floor



Second Floor





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