



# A detached bungalow with farm buildings

**Berry Farm, Berry Lane, Chorleywood, Rickmansworth, Hertfordshire, WD3 5EU**

Freehold





Hall • Sitting Room • Dining Room • Kitchen  
Principal Bedroom with En Suite Bathroom • Two Further Bedrooms • Bathroom • Garage • Gardens • Various Outbuildings including Stables, Tack Room and Milking Parlour

### Local Information

Berry Farm is situated along a private drive on an elevated plot surrounded by farmland in the Green Belt and Conservation Area. Chorleywood Common is about half a mile distance and offers picturesque walks, bridle ways and a public nine hole golf course with other leisure facilities close by. Chorleywood Station is approx. 0.7 miles provides an excellent rail service with the Chiltern Turbo to Marylebone and the Metropolitan Line to Baker Street and The City. Chorleywood has a bustling village centre with an eclectic mix of shops and restaurants.

### Property Description

Berry Farm is offered for sale for the first time in its history and was originally a dairy farm. It offers an ideal opportunity for development with its range of outbuildings or to create a more spacious family home subject to planning and is being sold with grounds of about 0.67 acres. The bungalow was built by the family and was extended over time to create a lovely home offering bright and light accommodation. The sitting room features a brick open fireplace and is triple aspect with views over the gardens and paddocks. It opens into the dining room that sides onto the paddock and this room also features a fireplace.

The kitchen is fitted with a range of wall and floor units with integrated appliances and there is space for a breakfast table. The principal bedroom has a range of built-in cupboards and an en suite bathroom. There are two further double bedrooms and a family bathroom. All bedrooms have paddock views.

### Outside

Berry Farm is approached over a private driveway bordered by gardens and mature trees. At the top of the drive there is parking for several cars and Berry Farm is to the right. It has a terrace leading to lawn immediately to the rear and there are attractive shrub borders and the main garden leads down to Berry Lane and has beautiful views over paddock and farmland. The extensive range of outbuildings include a garage, tack room, three stables and the original milking parlour around a courtyard and again views over the farmland beyond.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.









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Main House gross internal area = 138 sq m/1,484 sq ft

Garage gross internal area = 14 sq m/146 sq ft

Stable Yard gross internal area = 177 sq m/1,905 sq ft



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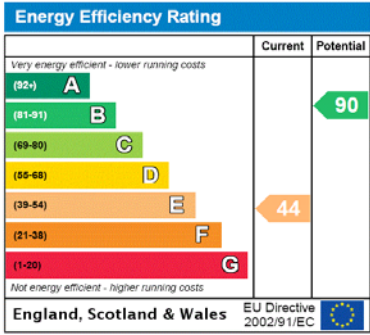
Ground Floor

Stables Yard

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