



Bay Tree Farm










Bucks Hill, Kings Langley, Hertfordshire



BNP PARIBAS GROUP

A fine Grade II listed equestrian property with stabling and a swimming pool in a beautiful rural hamlet

A handsome three bedroom detached period family home, sensitively combining modern amenities with retained features including leaded casement glazing, a wealth of wall and ceiling beams and some original fireplaces to create an ideal, practical living and entertaining environment. It is located in a sought-after and highly-convenient area near to local village amenities.

 2 RECEPTION ROOMS	 3 BEDROOMS	 2 BATHROOMS
 GARAGE	 APPROX. 5 ACRES	 FREEHOLD
 RURAL/ VILLAGE	 1,863 SQ FT	 GUIDE PRICE £1,750,000



The property

Dating from the mid to late 17th century, Bay Tree Farm is an attractive timber-framed family home offering sympathetically updated accommodation arranged over two light-filled floors. Designed to provide a practical and comfortable environment for both everyday living and entertaining, the ground floor features a vaulted reception room with wooden flooring, a bay window, and a striking open fireplace, along with a separate dining room that includes wooden flooring and a feature inglenook fireplace. Both rooms benefit from glazed doors opening onto the front pathway. Further ground floor living space includes a wooden-floored TV room with a feature open fireplace, and an additional L-shaped reception room offering additional flexibility. The kitchen is fitted with a range of wall and base units, complementary worktops and splashbacks, and modern integrated appliances. A door leads to the inner hall and to a neighbouring fitted utility room, which provides access to the rear terrace and a rear hall with a useful cloakroom. Stairs rise from the inner hall to the first floor, which provides two double bedrooms, one with

fitted storage, and a modern family bathroom with bath and shower. A separate staircase rises from the rear hall to the property's principal bedroom which connects to one of the double bedrooms and also benefits from an en suite bathroom with bath and shower.

Outside

Set within approximately 5 acres (with the potential to purchase more) behind low-level walling topped by mature hedging and having plenty of kerb appeal, the property is approached through double wooden gates over a gravelled side driveway providing private parking and giving access to a large garage with storage above, then through further gates to a large parking area leading to a timber stable block. The formal garden to front and rear is laid mainly to level lawn bordered by well-stocked flower and shrub beds with a garden pond. The front aspect is accessible from the reception and dining rooms and to the rear is a large terrace and a swimming pool with paved surround. The whole is ideal for entertaining and al fresco dining, and enjoys far-reaching views over



the property's stock-fenced pasture and surrounding green belt land, ideal for walking and riding. The land is a potential development opportunity STPP.

Location

Located in the Three Rivers district of Hertfordshire and surrounded by fields rolling down to the Chess Valley riverbed incorporating some 30 miles of walking, cycling and riding routes, the nearby desirable village of Chipperfield has a church, village hall, community shop, Post Office, several pubs and a primary school. Close by is also the civil parish village, Sarratt which incorporates all of the above including a GP Surgery. Historic Kings Langley village offers a wide selection of high street and boutique shopping, pubs, services, leisure amenities and primary and secondary schooling while the towns of Rickmansworth, Watford, Hemel Hempstead and St Albans all offer extensive shopping, leisure and recreational facilities. Communications links are excellent: the M25 and M1 give access to major regional centres and the motorway network, and Kings Langley station (3.9 miles) offers regular services to central London in less than half an hour.



Distances

- Sarratt 1.5 miles
- Kings Langley 3.1 miles
- Rickmansworth 5.4 miles
- Watford 5.7 miles
- Hemel Hempstead 6.4 miles
- St. Albans 9.8 miles

Nearby Stations

- Kings Langley

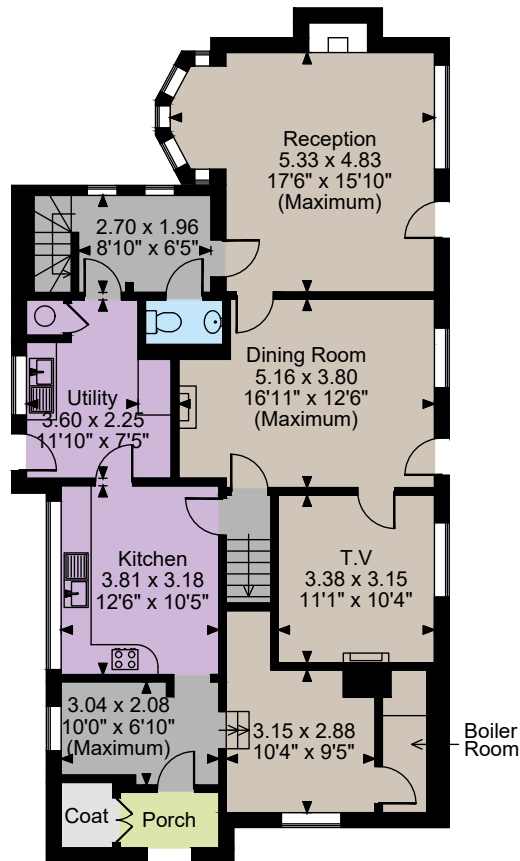
Key Locations

- Cheslyn House & Gardens
- Watford Palace Theatre Watford Museum
- The Forties Experience
- Hertfordshire Fire Brigade Museum
- Warner Bros. Studio Tour London – The Making of Harry Potter
- Verulamium Museum (St Albans)

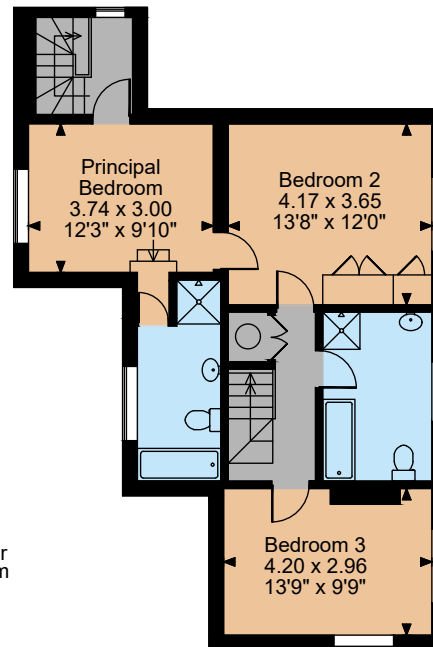
Nearby Schools

- St Clement Danes
- Rickmansworth
- York House
- Abbot's Hill
- The Royal Masonic School for Girls

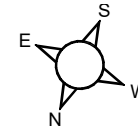




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 1,863 sq ft (173 sq m)

Total internal area 1,863 sq ft (173 sq m)

For identification purposes only.

Directions

WD4 9AU

what3words: ///guilty.pack.swept - brings you to the driveway

General

Local Authority: Three Rivers District Council

Services: Electricity, gas, mains water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars

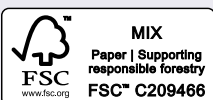
St Albans

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