

Kemprow Farm,  
Aldenham,  
Hertfordshire



Strutt  
& Parker

Land and property. Since 1885.



3,248 sq ft (302 sq m) | 3 reception rooms | 5 bedrooms | 2 bathrooms  
Garaging | 1.1 acres | Freehold | Rural

**Guide price £2,750,000**



A fine Grade II listed farmhouse with highly attractive accommodation, a detached cottage and farm outbuildings, set in a rural position with easy access to local amenities and transport connections

#### The property

Kemprow Farm is a handsome period farmhouse dating from around 1800 and extended in 1840. The house combines light and spacious reception rooms with five comfortable bedrooms at first floor level, along with a detached cottage providing additional ancillary accommodation.

The ground floor features three formal reception rooms, each with generous proportions. These include the immaculate drawing room and formal dining room, both with corniced ceilings, original fireplaces and dual aspects with large sash windows allowing excellent natural light. The sitting room provides a more relaxed living space, with wooden flooring, exposed brickwork, timber beams and a fireplace fitted with a log burner. Also on the ground floor is a sunny conservatory, a home gym with a separate staircase leading to an office above, together with a well-equipped kitchen and breakfast room with wooden flooring, farmhouse-style units, a butler sink and an Aga. A utility room and cellar provide further storage and space for appliances.

A staircase rises from the entrance hall to the first-floor landing, off which there are five well-presented bedrooms, including the generous principal bedroom with built-in wardrobes and shared access to a beautifully fitted bathroom, which also serves the neighbouring bedroom. The first floor also benefits from a family shower room with shared access from the second bedroom.

The cottage offers a light and airy sitting room or bedroom, a fully equipped kitchen and a shower room, making it ideal for guests or ancillary use.

Outside, the grounds comprise rolling lawns and meadows, enclosed by mature trees and hedgerows, along with patio areas and an outdoor heated swimming pool with its own sun terrace. Additional features include the magnificent Grade II listed barn which has previously had consent for use as a recording studio and separately for equestrian use but would make a wonderful games room/cinema, alongside which stand the stables. There is a carport providing covered parking adjacent to a gravel driveway and two workshop/stores.







#### Location

Kemprow Farm lies in a rural setting close to the small village of Aldenham and just outside the sought-after town of Radlett. Aldenham has a parish church, a local pub, a golf club and an active village social club while Radlett offers plenty of everyday amenities, including local shops, restaurants and pubs, plus a doctor's surgery and small supermarkets. Battlers Green Shopping Village is a short distance away. The Radlett Centre is a vibrant local theatre, while further golf is available nearby at Radlett's Porter's Park Golf Club. There are several excellent schools in the area, including the outstanding-rated St John's Church of England Infant and Nursery School, and the independent Edge Grove School. In addition, both the renowned schools Aldenham and Haberdashers are within easy reach. The property is situated in a convenient position, inside the M25 and with Radlett's mainline station offering regular services to central London (St Pancras in just 26 minutes).

Postcode region: WD25

#### General

Local Authority: Hertsmere Borough Council Tel: 0208 2072277  
Services: Mains electricity and water. Oil fired central heating.  
Drainage to a private system.  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
Council Tax: Band G  
EPC rating: House F  
Cottage G  
Tenure details: The property is for sale freehold with vacant possession on completion.

**Kemprow Farm, Aldenham**

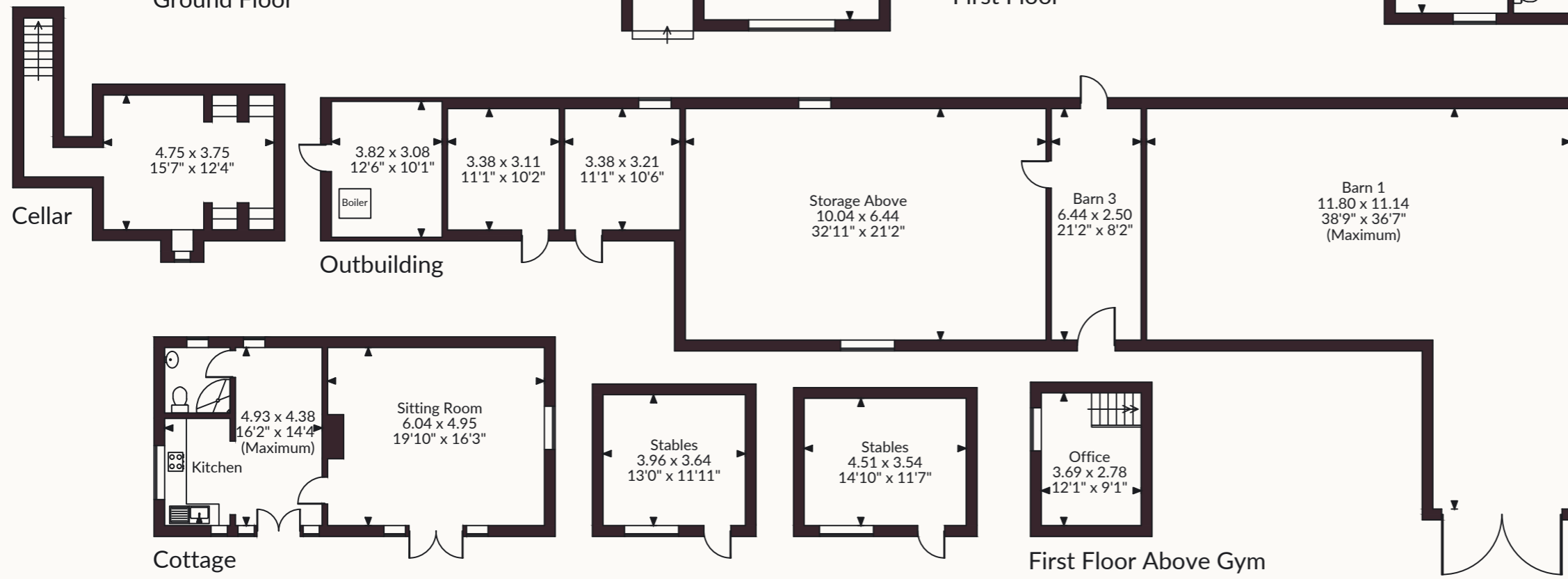
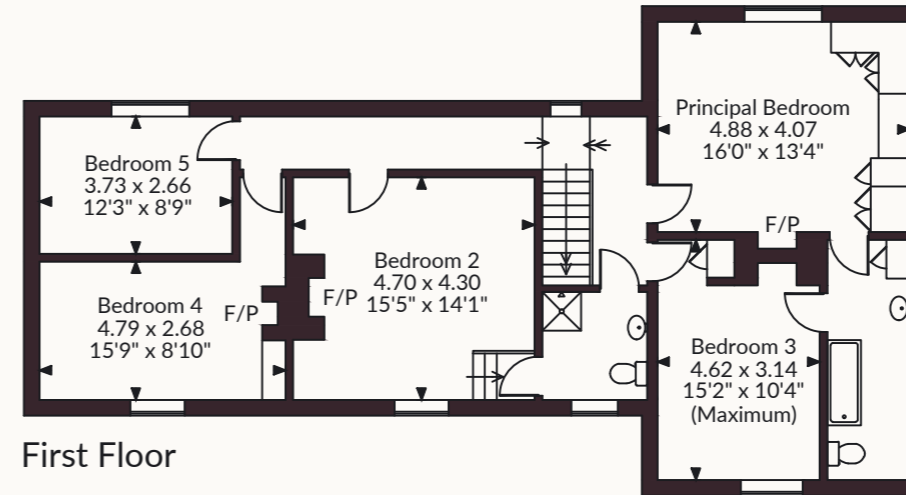
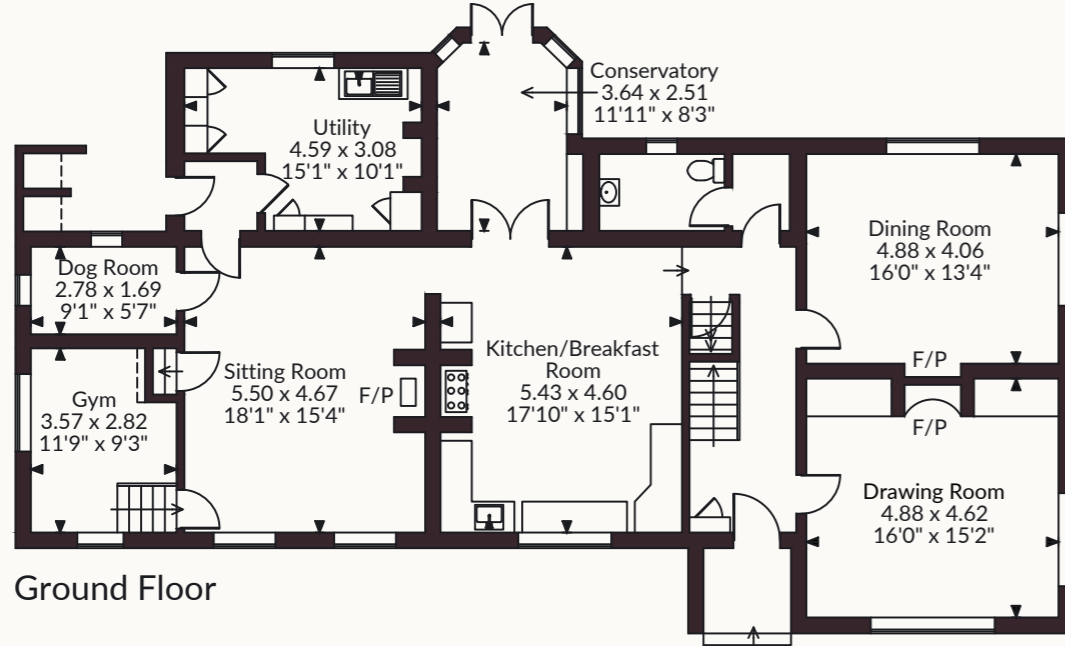
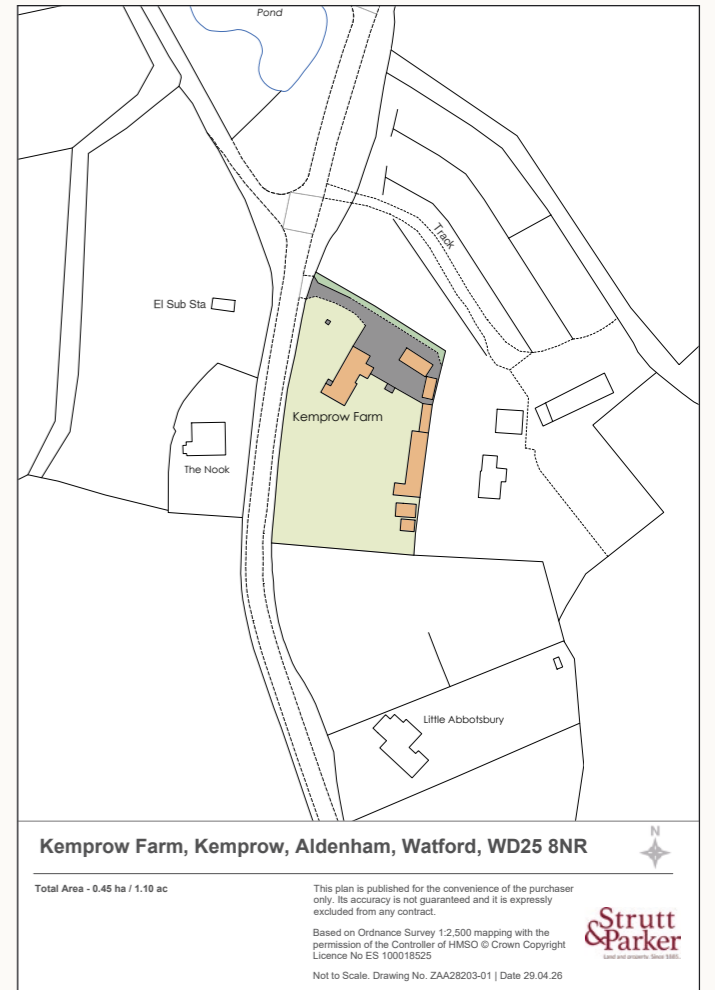
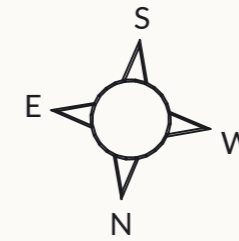
Main House internal area 3,248 sq ft (302 sq m)

Outbuilding internal area 2,273 sq ft (211 sq m)

Cottage internal area 563 sq ft (52 sq m)

Stables internal area 327 sq ft (30 sq m)

Total internal area 6,411 sq ft (596 sq m)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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