



TOTAL FLOOR AREA: 1578 sq.ft. (146.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Commonwood, Chipperfield

£799,950

A rare opportunity to acquire part of a former Manor House built in 1932 in a Tudor style, facing onto the common with its beautiful woodland pathways providing access to Chipperfield Common and Sarratt Green. The former ballroom of Commonwood House benefits from very high ceilings, ornate plaster work and detailed wood carvings to its exposed beams and has Gothic arched windows and doors. The property has its own private rear lawned garden with the accommodation on the ground floor only, it comprises of three double bedrooms with views over the common, family bathroom, shower room, kitchen, spacious sitting room with dining area and fireplace and a cellar. Available with no upper chain.

Entrance Hall

Solid wooden front door leading to an L shaped entrance hall, a range of built in storage cupboards, solid oak flooring, high ceilings and beams, doors leading to:

Cloakroom/ Shower Room

A built in shower cubicle with glazed sliding doors, wash hand basin, WC with concealed cistern, chrome towel radiator, fully tiled walls and flooring.

Family Bathroom/ Wet room

Formerly a bathroom, a wet room shower area with large fixed shower head and separate shower hose attachment, centrally heated chrome towel, low level WC, pedestal wash hand basin, partly tiled walls.

Bedroom Three

Window overlooking front garden and far reaching views over the common, ornate plastered ceilings, exposed beams, built in double wardrobes.

Bedroom One

Window overlooking front garden and far reaching views over the common, exposed

beams and ornate plastered ceilings, a range of fitted wardrobes.

Bedroom Two

Window overlooking front garden and far reaching views over the common, exposed beams and ornate plastered ceilings, a range of fitted wardrobes, trap door leading to cellar.

Cellar

Accessed off bedroom three via a trap door, stairs leading to a dry and usable area with light.

Sitting Room/ Dining Room

With an amazing statement fireplace decorated with the tree of life, formerly an open fireplace it has been converted professionally to a log burner, two large windows overlooking the private rear garden, solid oak flooring, exposed beams to ceilings ornate plastered ceilings, opening leading to kitchen.

Kitchen Diner

A hand made bespoke kitchen in light grey with granite work surfaces, copper tone

porcelain tiled flooring, integrated Bosch dishwasher, integrated Bosch washing machine, two integrated under worktop fridges, integrated under worktop freezer, stainless steel sink recessed into granite work surface, propane gas fired Worcester Bosch combi boiler. Door leading to rear paved patio area and rear private garden.

outside

Rear garden

Mainly laid to lawn with mature hedging and shrub borders, path and steps leading to timber tool shed, paved patio area, gate leading to side passage way, concealed area housing gas cylinders and bins. Cupboard housing tumble dryer.

Tenure

A third share of the Freehold, with a 980 year lease in place.

Main drains

Council Tax Band ... Three Rivers.

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