



Nuffield Farm, Flaunden Lane

£849,950

Set in a delightful rural location this Two Bedroom semi detached bungalow offers a fantastic development opportunity (subject to planning) as it comes with a concrete built barn (formerly registered kennels) and six acres of land, 3 acres of paddock and 3 acres of woodland. Within the woodland there are 2 further concrete constructed buildings.

The two bedroom bungalow has stunning views over open farmland and offers accommodation to include: Kitchen/Dining Room, Sitting Room, Two Bedrooms and a family bathroom. There is scope from a large storage room to expand the kitchen a give Bedroom One an en suite. No upper chain.

Ground Floor

Entrance Hall

Doors leading to:

Storage Room

Located next door to the kitchen, there is potential to knock the wall out between the two rooms and create a larger kitchen. Walk in airing cupboard with hot water cylinder.

Kitchen/Dining Room

Window overlooking the paddocks and views over farmland, a range of wall and base units, stainless steel sink, space for electric oven, plumbing and space for a washing machine. Space for dining table and chairs.

Sitting Room

A double aspect room with views over open countryside and paddock land.

Bathroom

A white suite comprising a panelled bath with chrome mixer taps, wash hand basin recessed into a vanity unit, large shower tray with glazed shower screen. Fully tiled walls, tiled floor, window to side.

Inner Lobby/Storage Room

Door leading to a storage room that has potential to create an en suite or a walk in wardrobe to the bedroom.

Bedroom One

Window to rear

Bedroom Two

Window to side.

Outside

Detached Barn

Detached concrete barn constructed of concrete block (formerly dog

kennels) located next door to bungalow 2 (Potential to convert subject to planning)

Paddock & Woodland

The plot is divided into two areas comprising of approx three acres of Woodland which was formerly a plum orchard and three acres of paddock land. There is a concrete hard standing area creating off road parking for several cars outside of the barn.

Additional Outbuildings

There are two additional concrete buildings on the edge of the woodland which have potential to be developed (subject to planning).

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