



Total area: approx. 600.6 sq. metres (6464.4 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SHM Studio Plan produced using PlanUp



35a, High Street, Hemel Hempstead,
 Hertfordshire, HP3 0HG
 T: 01442 831500
 F: 01442 831300
 E: info@whitewoodproperties.co.uk
 W: <http://www.whitewoodproperties.co.uk>



Scatterdells Lane, Chipperfield

£2,495,000

A rare opportunity to acquire a unique Equestrian property with paddock land of 4.2 acres, a detached five double bedroom family home located within a short walk of Chipperfield Common with its network of woodland bridleways. The house is approx 5,300 sq ft (excluding double garage) with a garden area of 0.8 acres and benefits from an indoor swimming pool accessed off the house. There are two stable blocks consisting of five stables, a hay store and a tack room. The accommodation comprises of Entrance Hall, Kitchen diner, utility room, family room, sitting room, study, conservatory, indoor swimming pool, Annexe bedroom and shower room/WC. On the first floor there are four double bedrooms, three with en suite facilities. Available with no upper chain.

Ground floor

Entrance Hall

Stairs leading to first floor landing, bay window overlooking front driveway, radiator, doors leading to:

Kitchen diner

A range of wall and base units in a light wood with granite work surfaces, integrated AEG microwave, AEG coffee machine, gas fired AGA cooker, 1.5 stainless steel sink recessed into work surface, tiled splash back, extractor hood, space for dining table and six chairs.

Utility room

A range of wall and base units in a light wood, with marble effect work surfaces, stainless steel sink, plumbing for washing machine and space for tumble dryer, gas central heating boiler, door to side.

Family room

A large set of doors with views over the paddock, doors leading to swimming pool, door to entrance hall, archway leading to:

Sitting Room

A double aspect room with sliding patio doors, window overlooking the driveway, gas fireplace with marble surround, radiator, archway leading to

Study/ playroom

A double aspect room with views over the paddocks, radiator

Conservatory

Tiled flooring, UPVC, double glazed structure.

Indoor Swimming Pool

A double aspect room with air conditioning two sky lights, the pool measures 6.9 m x 4.2, five patio doors, door leading to boiler and pump room.

Annexe/Bedroom Five

Door to front, built in storage cupboards, a range of kitchen units and four ring hob.

Shower room

Corner shower cubicle, WC, wash hand basin.

First Floor

Landing

Loft hatch with pull down ladder, doors leading to

Bedroom One

Dressing room area leading to the bedroom with far reaching views over the paddock land and garden land, air conditioning unit, radiators, door leading to.

En-suite bath/shower room

Window to front, built in spa bath, close coupled WC, wash hand basin recessed into vanity unit, built in shower cubicle.

Bedroom Two

Window to front, a range of fitted wardrobes, radiators, door leading to:

En-suite Shower room

Large built in shower tray, wall mounted shower mixer with flexible shower hose attachment and separate large fixed head, close coupled WC, pedestal wash hand basin, storage cupboard, chrome towel radiator

Bedroom Three

A double aspect room with balcony accessed via patio doors, fitted wardrobes, radiator, door leading to.

En suite Bathroom

Built in bath with chrome mixer taps and hand held shower attachment, wash hand basin recessed into vanity unit, closed coupled WC, airing cupboard housing hot water cylinder.

Bedroom Four

A double aspect room with views over open countryside, radiator, fitted wardrobes.

WC

Window to front, close coupled WC, wash hand basin recessed into vanity unit

Outside

Stables

The stables are timber framed, made up of two blocks comprising of a block of two stables, the second block has three further stables, a hay store, tack room. The end stables is currently used as a generator room complete with a diesel generator.

Paddock Land

Measuring approx 4.5 acres, made up of two paddock, a larger 4 acre paddock, and a 0.5 acre paddock.

Detached double garage

With up and over electrically operated remote control garage door.

www.whitewoodproperties.co.uk



W **W** **WHITWOOD**
ESTATES
COUNTRY HOMES & VILLAGE PROPERTIES

