



Total Area: 148.1 m<sup>2</sup> ... 1594 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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**2 The Old Grain Barn, Bucks Hill Farm,**

**£825,000**

A rare opportunity to purchase this lovely four bedroom semi detached former Grain Barn conversion, accessed via an electrically operated gated private driveway situated on the edge of a farm surrounded by open countryside within a short drive to the villages of Chipperfield and Sarratt. The accommodation comprises of Entrance Hallway, Cloakroom/WC, large open plan kitchen and sitting/dining area with a breakfast bar, utility room, on the first floor there are four double bedrooms, two of which benefit from ensuite shower rooms, there is an additional family bathroom. The property benefits from a south facing rear garden and parking for two vehicles. NO UPPER CHAIN.

## Ground Floor

### Entrance Hall

Double glazed window and front door, radiator, tiled floor, deep storage cupboard, doors leading to.

### Cloakroom/WC

Window to front, close coupled WC, pedestal wash hand basin, radiator, tiled flooring.

### Storage room

Tiled floor

### Reception room/ Kitchen

An open plan area with patio doors leading to the rear garden, sofa area, radiators, solid wood flooring, to the reception space. TV point.

### Kitchen Area

Two windows with views overlooking farmland, breakfast bar area with seating for 3 stools, integrated oven, integrated fridge/freezer, integrated 4 ring electric hob, stainless steel extractor hood, integrated dishwasher, 1.5 bowl sink, door leading to

## Utility Room

Window to front, washing machine and dryer, stainless steel sink, tiled floor.

### Playroom/ Bedroom 5

Windows to the rear garden

## First Floor

### Landing

Loft hatch with pull down ladder, window to front, radiator, doors to

### Bedroom One

Vaulted Ceiling, Velux window, door to ensuite shower room.

### Ensuite Shower room

Velux window, built in shower tray, WC, wash hand basin, partly tiled walls.

### Bedroom Two

Large Velux window, door leading to ensuite shower room.

### Ensuite Shower room

Close coupled WC, wash hand basin, built in shower cubicle, partly tiled walls.

## Bedroom Three

Large Velux window, radiator, a double bedroom.

## Bedroom Four

Velux window to side, radiator.

## Family Bathroom

Velux window to side, a white suite with a built in shower cubicle, wash hand basin recessed into vanity unit, close coupled WC, panelled bath, centrally heated chrome towel radiator.

## Outside

### Rear Garden

Mainly laid to lawn a southerly direction, panelled fencing. Paved patio area, gated access to car parking area.

### Parking

There is a communal car parking area with allocated off road parking.

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