



Brockhurst Farmhouse  
Lye Green Road | Chesham | Buckinghamshire | HP5 3NH

FINE & COUNTRY

BROCKHURST FARMHOUSE



Welcome to Brockhurst Farmhouse, an enchanting 17th century Grade 2 listed farmhouse nestled just outside the picturesque town of Chesham in the breath-taking Buckinghamshire countryside. As you approach the property through the electric gate, you are immediately struck by the sprawling gardens and panoramic views that stretch as far as the eye can see.

The farmhouse itself exudes timeless charm and character, boasting many original period features that have been lovingly preserved over the centuries. With a generous floor area of 3,692 sq. ft. in total, there is ample space for comfortable living.

Stepping inside, you are greeted by a spacious country-style kitchen, complete with a classic Aga cooker that harkens back to a bygone era. The warmth and homeliness of the kitchen is sure to be the heart of the home.

The ground floor also features three inviting reception rooms, including a gracious dining room that exudes elegance and is perfect for entertaining guests. A convenient downstairs cloakroom adds to the practicality of the space.





# SELLER INSIGHT

“ We were looking for an older, characterful property with plenty of space, so Brockhurst Farmhouse, with its abundance of charm and large rooms, was certainly very appealing to us when we came to look around for the first time nearly 30 years ago. We’re surrounded by open farmland and footpaths, yet we’re also close to excellent amenities, so it really does have the best of everything here,” say the owners.

“Chesham is a lovely little town with a big sense of community and we’ve always been very happy here. There’s always something going on, including the annual Beer Festival, monthly farmers market, music concerts, and a Victorian Christmas shopping event. We have football and rugby clubs, a heated outdoor swimming pool, bowling club, and gyms, so there’s plenty of opportunities to keep active. Chesham also has independent coffee shops, local pubs, good schools, nice restaurants, a theatre / cinema, butcher, bakery, and a wide range of shops and supermarkets, so everything we need is easily accessible.”

“Our wraparound garden is full of interest all year round and has been designed to be enjoyed from inside the house too, so there is a different aspect to appreciate from the windows in each of the rooms. It’s a wonderful space for BBQs and summer parties and we will leave with fond memories of a special Alice in Wonderland themed joint birthday party where we celebrated with 100 guests and a Mad Hatter’s Tea Party in the courtyard garden.”

“We fully renovated the Granary which is a separate 2-bedroom cottage that we have used as accommodation for visitors and also as a home office. It works brilliantly as we can leave the working day literally behind us as we come back into the main house. The AGA is a natural draw for guests who like to gather in the cosy kitchen and as it’s right next to the dining room, it means that we don’t miss out on the conversation at dinner parties or family lunches. The living rooms are beautifully bright and airy and have wonderful views of the garden but perhaps my favourite feature is the standalone bath in the bedroom. It’s been a wonderful addition that I just love as I can lie in there and look out into the garden.”\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





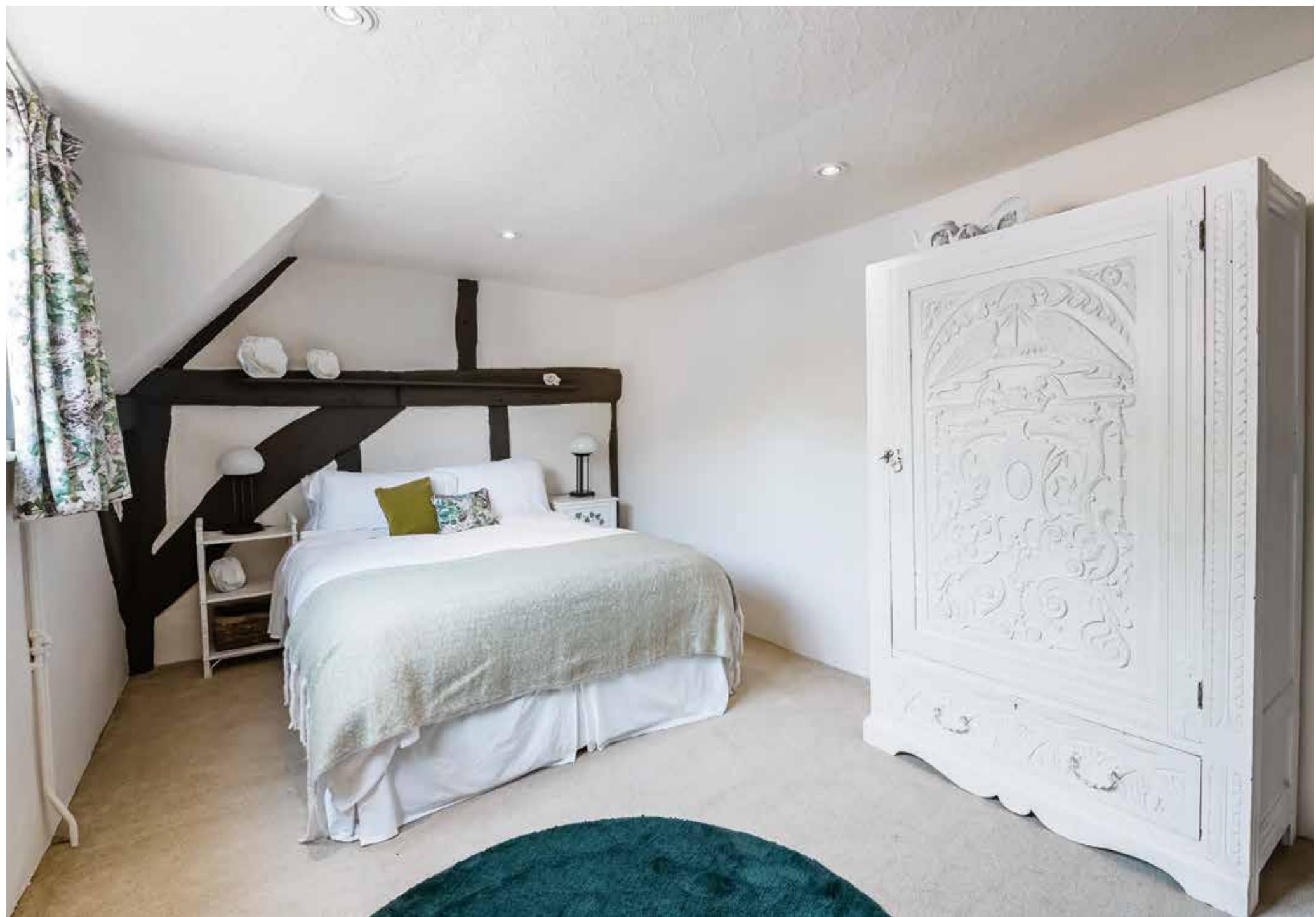


Upstairs, the four well-proportioned bedrooms offer ample space for relaxation and rejuvenation. The master bedroom is a true sanctuary, boasting an en-suite bathroom that adds a touch of luxury to everyday living. The remaining guest bedrooms are also generously sized and share a large family bathroom.













In addition to the main house, Brockhurst Farmhouse offers a separate granary that is currently used as a home office but offers endless potential for conversion into extra living space. The two-story granary features a stunning high vaulted ceiling adorned with original beams, adding to its rustic charm and character.











Completing the picture of country living, there is also a double garage with electric doors, providing ample space for vehicles and storage.

Brockhurst Farmhouse is truly a place where history meets modern living, offering a unique and captivating lifestyle for those who appreciate the charm of a historic farmhouse combined with modern comforts.



## Brockhurst Farm House, Lye Green Road

Approximate Gross Internal Floor Area = 343.0 sq m / 3692 sq ft  
 Main Buildings Area = 222.0 sq m / 2390 sq ft  
 The Granary Area = 75.6 sq m / 814 sq ft  
 Summer House Area = 12.6 sq m / 136 sq ft  
 Garage Area = 32.6 sq m / 352 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



EPC Exempt  
 Council Tax Band: G  
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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