



WILSON HEAL

2 The Barns, Great Green Street Barns, Chenies, Buckinghamshire. WD3 6EA



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Situated in an area of outstanding natural beauty on a small and tranquil development, this stunning individual character barn is set in a rural setting within 6 acres of communal grounds. Boasting views over a lake and neighbouring golf course, the property is within close proximity to local schools, entertainment, shopping facilities and excellent transport links. Boasting many original features including exposed oak beams and vaulted ceilings to many rooms the property benefits from:

Bespoke fitted kitchen created by design studio, St Giles Furniture, including Miele dishwasher, rangemaster cooker, and Fisher and Paykel fridge/freezer * Separate utility area * Flooring and wall tiles supplied by Decorum Tiles * Cloakroom, family and en-suite bathrooms, featuring traditional-style Burlington sanitary ware * Oak flooring in the living and dining area * Danish 'Scan' wood burner * A combination of under-floor heating to kitchen & bathrooms and traditional 'school' radiators to other areas * Window shutters to a number of rooms * Allocated and visitor parking * Detached Garage * Smart lighting (Lightwave RF) * Freehold Properties with each owning a share in the management company in which is invested, the freehold of the communal areas * Service charge - £487.50 a quarter (£1,950 per annum) *



Entering the hallway through French doors, opens into a large living and dining room with feature vaulted ceiling with exposed beams and solid oak floor, three large windows and French doors leads you to the front of the property. There is also a cloakroom and a large study/fourth bedroom with oak wood floor adjacent to the living space. The luxury bespoke kitchen has been handcrafted by a local design studio and includes integrated appliances alongside a large range cooker. The inner hallway leads to the three bedrooms which all benefit from fitted wardrobes with an extensive range fitted the full length of the main bedroom. This rooms also benefits from a stylish traditional-style en-suite shower room with Burlington sanitary ware. The family bathroom is finished to the same standard and there is a utility cupboard with space and plumbing for a washing machine and tumble dryer. The gardens are to three sides of the property with two sides perfectly positioned to enjoy a rural outlook onto the communal grounds and open countryside beyond. The gardens are mainly laid to lawn with patios areas, a variety of high and low hedgerow borders, mature flowers and shrubs and offers a high degree of privacy. The garage is detached with an electric door and rear door to garden. There is also parking for two cars with ample visitor parking spaces. The development is entered via a security gated entry phone system.



The village boasts several highly regarded schools with outstanding Ofsted reports, including St Clement Danes School which is located less than a mile from Great Green Street Farm and is one of the most in demand secondary schools in the area. There is also a selection of sought-after primary schools including Christ Church, The Russell School and Chorleywood Primary which are all popular choices. Chorleywood has a lovely village centre which has everything you need, including a range of bespoke shops, cafes, two doctors surgeries and several local churches. There is also a variety of restaurants and pubs for those who enjoy eating out, including The Gate and The Rose and Crown. Watford is just a 20 minute drive away where you can find all your shopping and entertainment needs, including the Intu shopping centre, a cinema, bowling and a vast selection of bars and restaurants.





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Approximate Gross Internal Area = 167.4 sq m / 1802 sq ft
 Garage = 16.0 sq m / 172 sq ft
 Total = 183.4 sq m / 1974 sq ft



Floor Plan produced for Wilson Heal by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

