

# Great Bragmans Farm

*Bragmans Lane, Sarratt, Hertfordshire*





*A beautifully restored 16th century listed timbered farmhouse, of great historical interest. Set within nearly 8 acres.*



**Great Bragmans Farm,  
Bragmans Lane, Sarratt,  
Hertfordshire WD3 4NY**

**Mileages**

Rickmansworth – 5.5 miles; Rickmansworth Station – 5.5 miles  
(London Marylebone 29 mins fast train); Junction 18 M25 –  
4.5 miles; Heathrow Airport – 19.4 miles

**Accommodation**

Main House – about 3,238ft² incorporating: dining hall, drawing  
room, conservatory, sitting room, kitchen/breakfast room, utility  
room, cloakroom, basement, master bedroom suite, three  
further family bedrooms, en suite shower and family bathroom

Outbuildings – about 2,572ft² incorporating: double height  
threshing barn, 2 stables, hay store, tack room, garaging for two  
cars, summer house

Gardens & grounds – 3 watered and fenced paddocks,  
driveway parking, south facing dining terrace, part-walled  
boundary, walled kitchen garden

In all around 7.8 acres





### Great historical interest

An outstanding Grade II Listed, 16th century farmhouse, believed to have offered refuge to King Charles II, which has undergone a comprehensive programme of restoration and extension under the present ownership. Offering a comfortable interior, which sympathetically enhances the original farmhouse, whilst focusing around family life and entertaining. Entry to the house is via a lovely dining hall, which along with the drawing room has a wealth of exposed beams, inglenook fireplaces and oak panelling. An informal sitting room and separate conservatory, which directly overlooks the rear gardens, complete the reception rooms. The double aspect kitchen/breakfast room has bespoke solid wood units, an Aga and space for a breakfast table, with an oak door to the gardens. A generous utility room houses excellent storage and leads into the ground floor cloakroom.

On the first floor is the master bedroom with a vaulted ceiling with exposed beams and en suite bathroom, with three further bedrooms and a family bathroom.



Close to village life

The property is located in an elevated position, surrounded by rolling countryside, on the edge of the pretty Hertfordshire village of Sarratt, in the hamlet of Belsize. Located just over 4.0 miles from the M25 motorway, the house enjoys a secluded rural position, in the heart of outstanding riding country. 6.0 miles from Rickmansworth town centre which provides for a comprehensive range of shopping to include the food

halls of Marks & Spencer, Tesco and Waitrose. The Chiltern Line and Metropolitan Line to Baker Street and Marylebone are available from Rickmansworth (6.0 miles) and Chorleywood Stations (3.9 miles). Chorleywood village has a further range of local shops, schools and amenities including the 250 acre Common and nine hole Golf Course. There is an excellent selection of schooling for both state and private locally.





Secluded gardens and grounds

The grounds extend to nearly 8 acres in total and incorporate private, southerly rear gardens with a part-walled boundary and separate walled kitchen garden. The entrance to the property is via a long driveway, entered via a gated entrance from the lane, leading to the house and outbuildings. Three fenced and watered paddocks are immediately adjacent to the gardens.

Local authority

Three Rivers.

Services

Mains water and electricity. Private drainage. Oil fired central heating.





# Great Bragmans Farm

Approximate gross internal area. Main house = 3,057 sq ft / 284 sq m, Outbuilding = 2,572 sq ft / 239 sq m, Basement = 181 sq ft / 16.8 sq m, Total = 5,810 sq ft / 540 sq m



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



The Prime and Country House team would be delighted to show you around this property.

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