



Town & Country

Highfields Farm Chad Lane, Flamstead  
£1,250,000

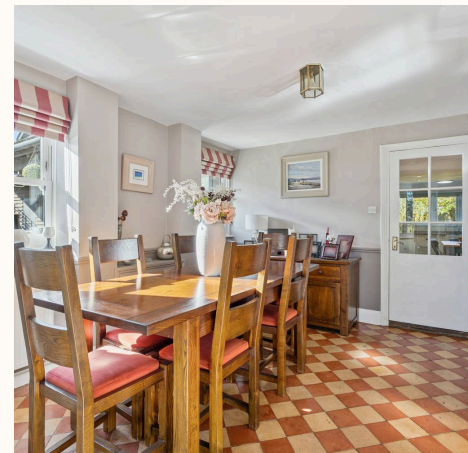


# Highfields Farm Chad Lane

## Flamstead

- Exceptional Five Bedroom Victorian Detached Family Home
- 3407 sq.ft. of Expansive and Versatile Living Accommodation
- Delightful Formal Sitting Room, Cosy Snug & Charming Dining Room
- Country Style Kitchen/Breakfast Room with Adjoining Utility Room
- Two Storey Vaulted Barn with Excellent Multi-Generational Potential
- Generous Principal Bedroom with Dressing Room & Stylish en Suite
- Four Further Double Bedrooms, Family Bathroom & Shower Room
- Gated Driveway for Multiple Cars with Access to Work Shop & Store Room
- Generous Private Rear Garden & Surrounded by Open Countryside
- Excellent & Efficient Transport Links Nearby to Local Amenities & London

Positioned on Chad Lane between the picturesque villages of Flamstead and Markyate, Highfields Farm enjoys easy access to local shops, pubs, restaurants and excellent primary schools, as well as being within the catchment for highly regarded Harpenden schools. Harpenden and St Albans are just over 10 minutes away by car, offering extensive shopping and leisure facilities. With Junction 9 of the M1 only a mile away and fast trains from Harpenden to London St Pancras in under 30 minutes, it's ideal for commuters seeking countryside living with excellent connectivity.



# Highfields Farm Chad Lane

## Flamstead

A substantial five-bedroom detached country home extending to over 3,400 sq ft, Highfields Farm sits within open countryside on the outskirts of Flamstead.

Set behind wrought iron gates and approached via a cobbled driveway, the property combines heritage charm with modern comfort. The soft rendered façade, slate roof and barn-style timber-clad wing create an impressive first impression, while landscaped gardens surround the home, offering peace and privacy.

The ground floor provides spacious and versatile living accommodation, including a welcoming entrance hall, snug with log burner, formal dining room with open fire, and a triple-aspect principal sitting room overlooking the gardens. The country-style kitchen/breakfast room features bespoke cabinetry, a traditional Aga and terracotta tiled flooring, with a separate utility and cloakroom adding practicality.

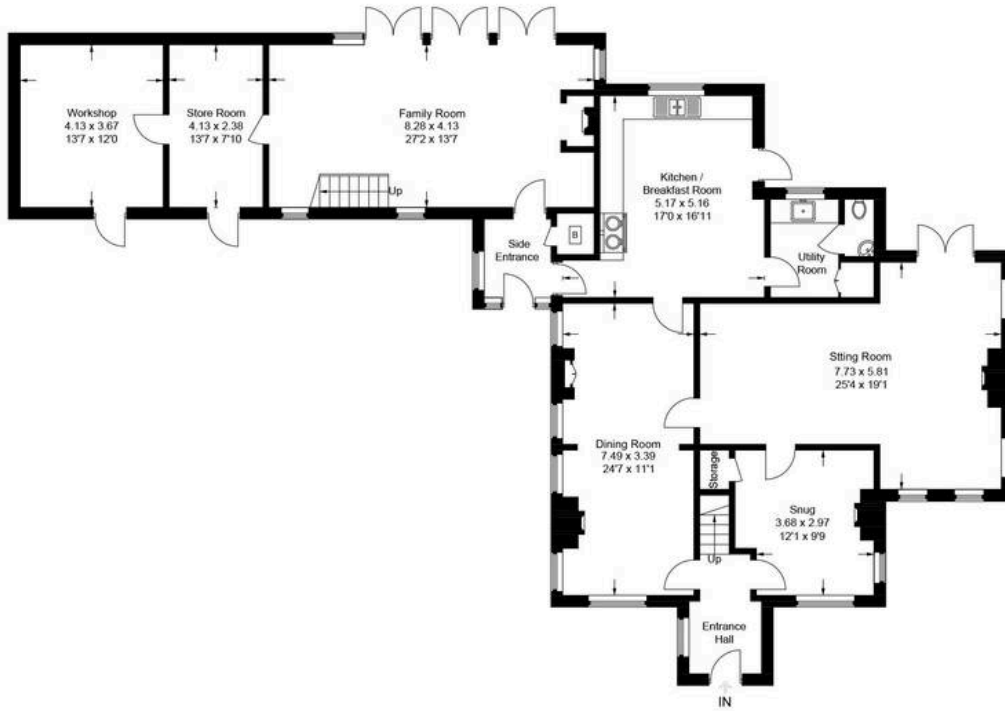
The adjoining barn-style wing is a standout feature, offering a dramatic family/entertaining space with vaulted ceilings, exposed beams, a brick fireplace and mezzanine above. With its own access, store and workshop, plus a fifth double bedroom and shower room above, it provides excellent flexibility – ideal as a guest suite, annexe, studio or space for multi-generational living.

Upstairs in the main house, the principal suite enjoys dual-aspect views, a dressing area and stylish en-suite shower room. Three further double bedrooms and a well-appointed family bathroom complete the first floor.

Outside, a generous stone terrace leads to manicured lawns bordered by mature trees and countryside views, creating a secluded and idyllic setting.



Approximate Gross Internal Area  
 Ground Floor = 180.3 sq m / 1,941 sq ft  
 First Floor = 136.2 sq m / 1,466 sq ft  
 (Excluding Void Floor Below)  
 Total = 316.5 sq m / 3,407 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.