

# Hamptons

INTERNATIONAL



## Bullisland Lane, Chorleywood, WD3

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GUIDE PRICE

**£1,800,000**

**(£1,795,000)**

## Property details

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### Key features

- **Private gated estate**
- **Newly renovated 500 year old farm**
- **Set on about a third of an acre**
- **Private paddock**
- **Solar panels**
- **Georgian wine cellar**
- **Breathtaking countryside views**

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## Description

A superbly refurbished Grade II listed farmhouse dating back to the 16th century, set in an exclusive gated estate in Chorleywood. Combining period charm with modern luxury, with countryside views and exceptional living space. An exceptional Grade II listed detached farmhouse, believed to date back to the 16th century, set within approximately one-third of an acre on The Bullsland Estate an exclusive gated development on the edge of Chorleywood village. This unique collection of just seven homes is surrounded by 200 acres of beautiful countryside. The property has been meticulously renovated to an outstanding standard, combining period charm with contemporary luxury. Original features, including historic beams reputedly from Spanish Armada ships, sit alongside high-spec finishes throughout. The light-filled principal rooms enjoy far-reaching countryside views, creating a peaceful and idyllic setting. The home offers superb living and entertaining space, including a dual-aspect drawing room with log burner, characterful dining and family rooms, and access to a striking Georgian wine cellar. A bespoke shaker kitchen with integrated Siemens appliances and a vaulted ceiling completes the ground floor. Upstairs, the impressive principal suite features a vaulted ceiling, dressing room, and luxurious en-suite. There is also a guest suite, two further double bedrooms, and a high-quality family bathroom. Finished to an exceptional specification throughout, this is a rare opportunity to acquire a truly distinctive home in a sought-after setting. Outside the property sits within beautifully landscaped front and rear gardens, enjoying far-reaching countryside views. It benefits from three private parking spaces, a herringbone-paved driveway, and additional visitor parking. The front garden is enclosed by an attractive wall and laid mainly to lawn with well-stocked borders, while the rear features a generous terrace ideal for entertaining, leading to a lawn, planted beds, and a gated paddock for the exclusive use of The Farmhouse. In total, the grounds extend to one-third of an acre, with Green Belt farmland bordering two sides. Residents of the estate also enjoy access to a level two-acre field, available to reserve for private events and complete with football goals, as well as a 13-acre orchard. Situation The Bullsland Estate is an exclusive gated development set within 200 acres of rolling Hertfordshire countryside, on the edge of London. Chorleywood village offers a range of shops, cafés, restaurants and amenities, along with excellent transport links via the Metropolitan Line to Baker Street and the City, and the Chiltern Line to Marylebone. The M25 (Junction 17) provides easy road access, with Heathrow Airport approximately 15 minutes away. The area is also well served by highly regarded state and private schools, including York House, The Royal Masonic School for Girls, St Clement Danes and St Joan of Arc. Property Ref Number: HAM-64679







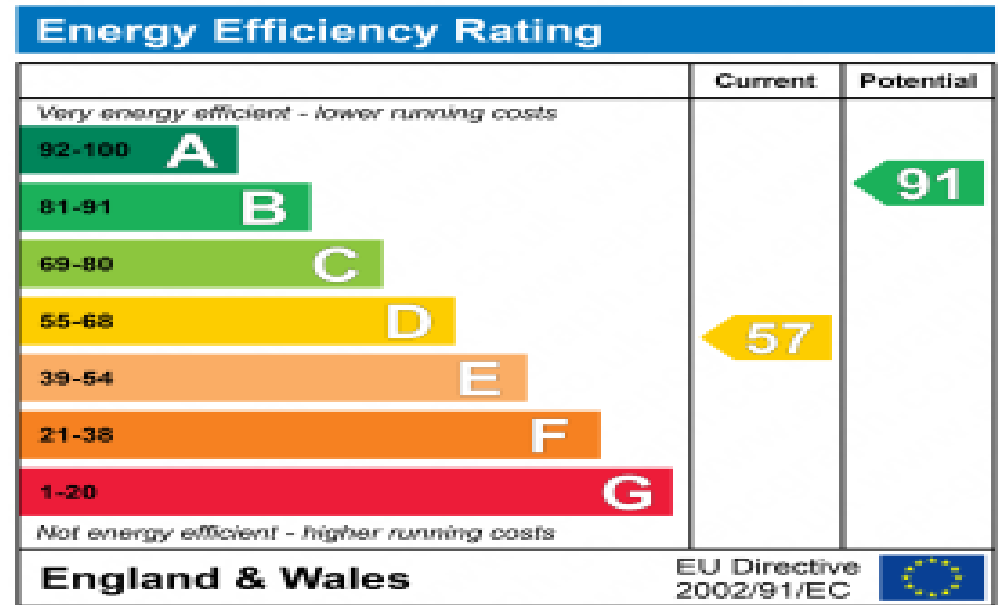












# Floor plan

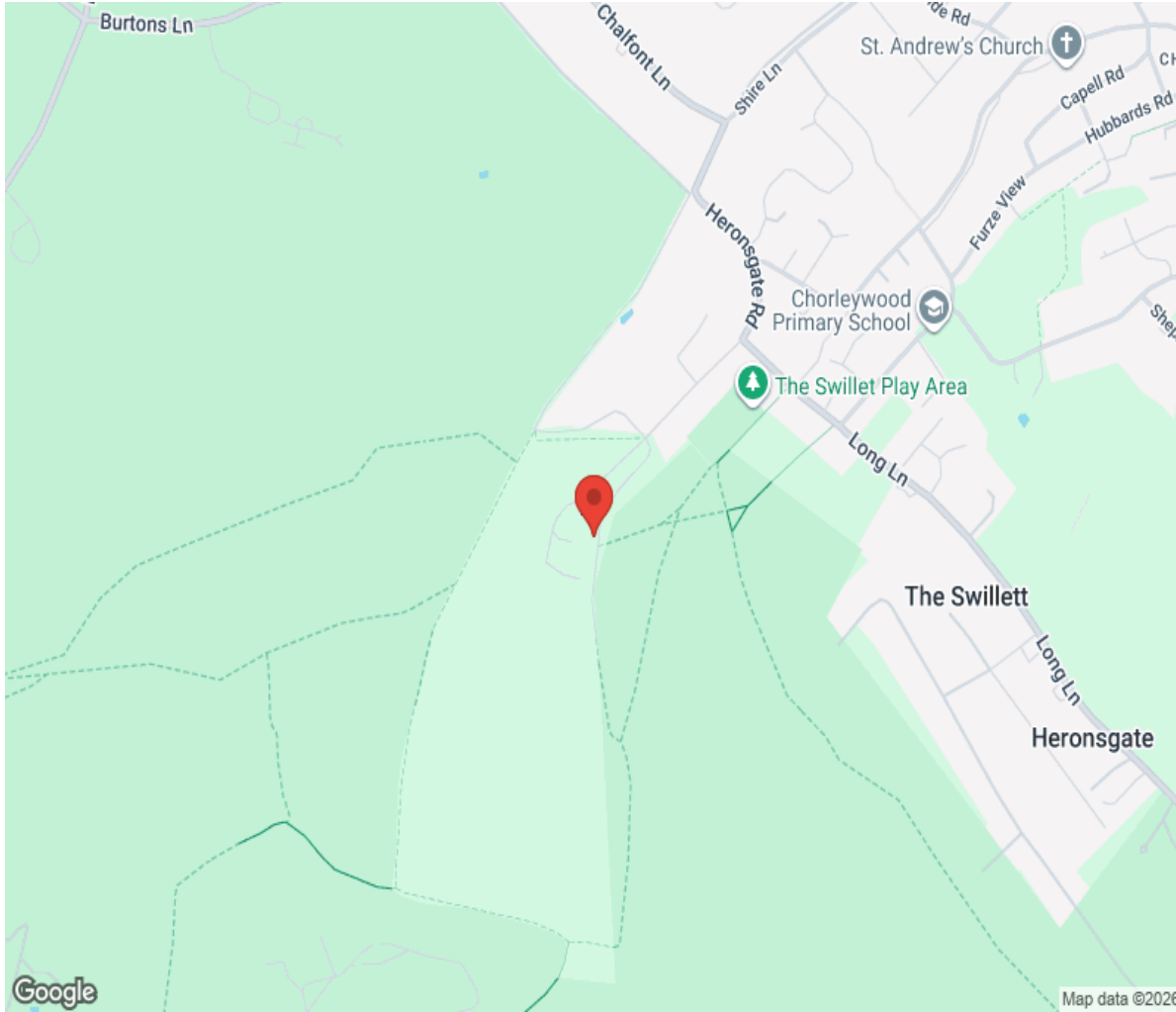
Approximate Area = 2877 sq ft / 267.2 sq m  
For identification only - Not to scale



This floor plan was constructed using measurements provided to the producer in 2025 by a third party.

# Location

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