



Roundwood, Rucklers Lane, Kings Langley

In Excess of £1,250,000

proffitt  
& holt





## Roundwood, Rucklers Lane

Kings Langley

Nestled on a private road and in a lovely secluded setting, this exceptional three-bedroom detached bungalow offers an outstanding blend of character, space, and modern luxury. Constructed in attractive brick and flint, the property is surrounded by beautifully established gardens, creating a peaceful and picturesque environment with a wonderful sense of privacy.

Finished to a high specification throughout, the accommodation is both spacious and versatile. A particularly impressive triple-aspect living room enjoys an abundance of natural light and overlooks the stunning gardens, making this an ideal space for relaxing or entertaining.

The well-appointed kitchen/breakfast room features quality fitted cabinetry with sleek gloss units, integrated Neff and Bosch appliances, and ample workspace, perfectly suited for modern family living. The kitchen flows seamlessly into a high specification conservatory which overlooks the gardens and there is also a newly fitted utility room for added convenience. The principal bedroom suite is a standout feature, complete with a dressing room (which could easily be converted to an additional bedroom) and stylish en-suite shower room, while the final generously sized bedroom is served by a contemporary family bathroom.

Externally, the property continues to impress with a substantial driveway providing extensive off-road parking, a double garage, and an EV charging point. Multiple outbuildings offer excellent storage, workshop potential, or opportunities for home office use.

Externally, the property excels, with a beautiful established garden. Professionally landscaped, it surrounds the house and offers beautifully maintained outdoor seating areas ideal for al fresco dining and enjoying the tranquil setting.

Further benefits include top of the range Sheerline double glazing, bi-fold doors to the living room, bespoke fitted wardrobes and upgraded insulation.

This unique home offers the rare combination of rural tranquillity, privacy, and modern convenience, making it an ideal forever home.



## Roundwood, Rucklers Lane

### Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively.

For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile.

- Detached Brick And Flint Bungalow
- Private And Secluded Location
- Beautiful Established Gardens Surrounding The House
- High Specification Throughout
- Large Driveway, Double Garage And EV Charger
- Multiple Outbuildings
- Large Triple Aspect Living Room And Conservatory Overlooking Gardens
- Master Bedroom With En-Suite And Dressing Room





## General Information

EPC - Energy Efficiency Rating: C

Council Tax Band: G

Tenure: Freehold

## Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

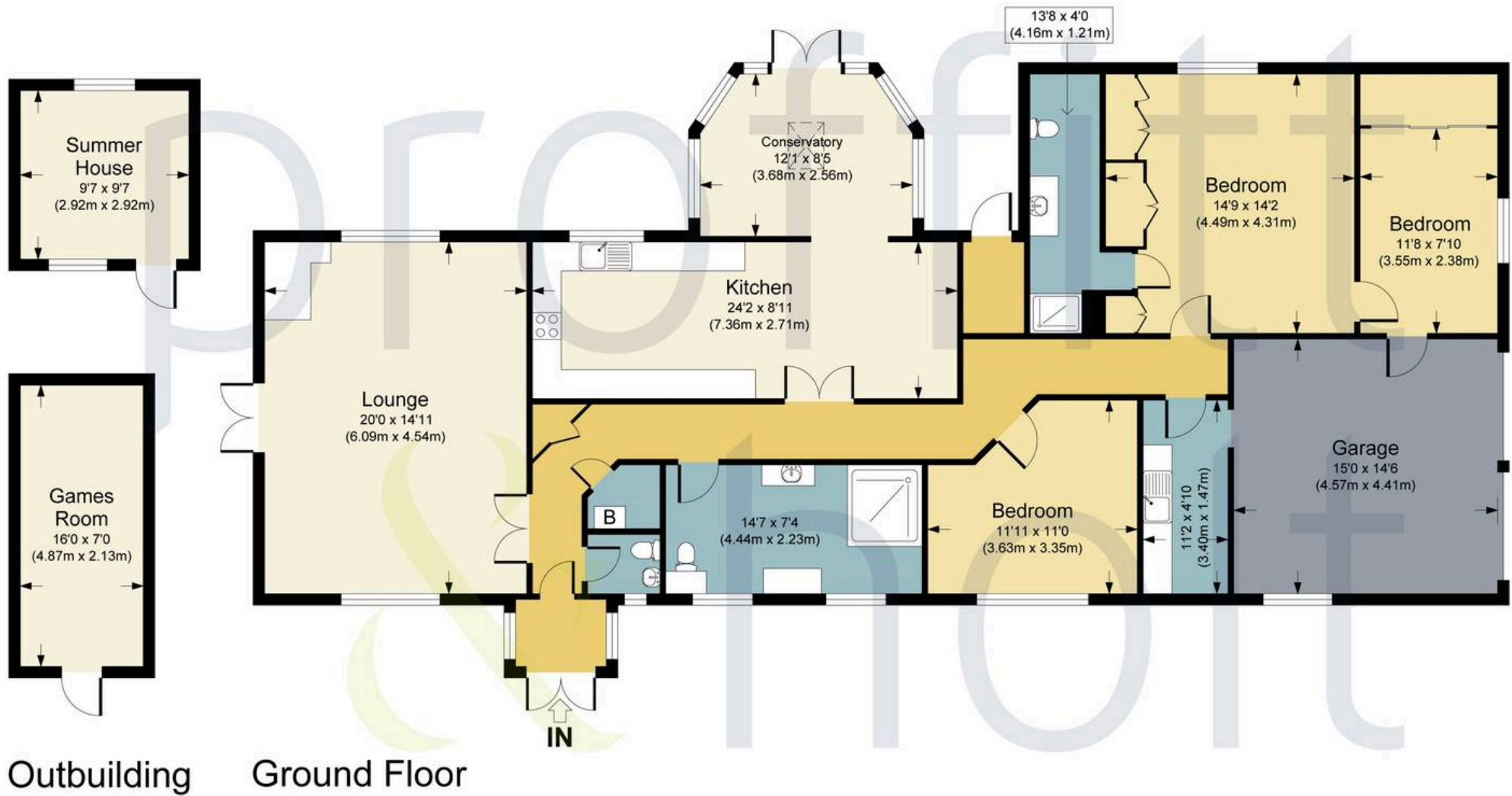
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











## ASHDENE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1986.15 SQ FT / 184.52 SQ M. INC. GARAGE & OUTBUILDING  
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