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Kings Langley

£2,250,000

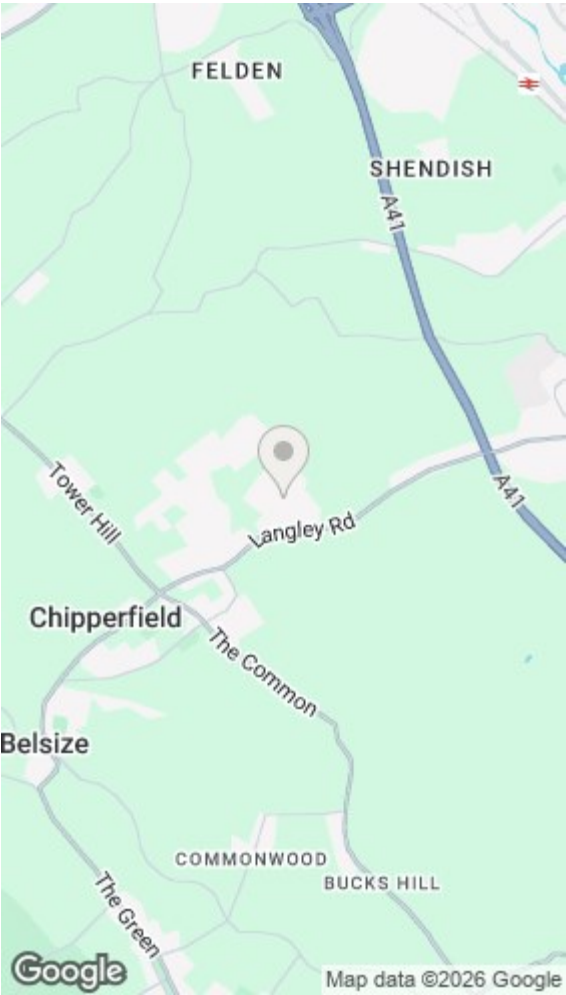
Set within a secluded plot of around ¾ of an acre, is this beautifully presented detached character home in the heart of the sought-after village of Chipperfield. Boasting contemporary and spacious living areas and flexible multigenerational accommodation- all finished to a very high standard throughout.



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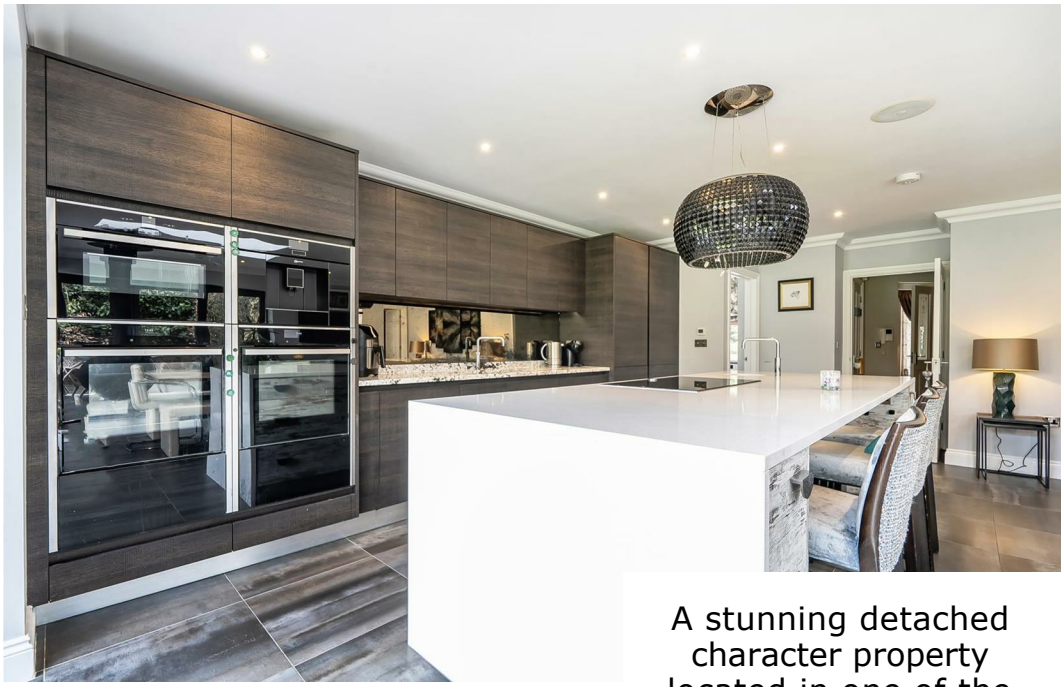
Wayside, Chipperfield, Kings Langley, WD4

Approximate Area = 2689 sq ft / 249.8 sq m
Garage = 339 sq ft / 31.4 sq m
Annexe = 385 sq ft / 35.7 sq m
Total = 3413 sq ft / 317 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A stunning detached character property located in one of the area's most prestigious villages.



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Ground Floor

The ground floor is comprised of sophisticated reception rooms that lead through to a refined kitchen/dining space, overlooking views of the immaculately maintained garden. The bi-fold doors create the perfect flow for alfresco dining and hosting. There is a separate utility and boot room which has access to the garden and a double garage which has been dedicated to a private home gym space.

First Floor

Upstairs offers flexible accommodation made up of 5 bedrooms and 3 bathrooms. The sumptuous main bedroom with bespoke oak wooden floors has an airy and bright en-suite. The rest of the bedrooms are colour drenched and each have their own charm and personality.

Outside Ground & Annex

The tranquil garden is bordered by an array of trees creating a peaceful and secluded atmosphere. The stylish annex is open plan, creating the perfect space for an option of multigenerational living.

Location

One of Hertfordshire's most picturesque and sought after villages, pleasantly set on the edge of the Chilterns and a short walk of the village. Chipperfield village is centred around the Common which extends to over 100 acres, principally woodland, providing lovely walks, bridle paths and a fine cricket pitch. The village has a historic church, pubs and village shops. Watford, Hemel Hempstead and Berkhamsted provide supermarkets and more comprehensive shopping facilities.

Chipperfield is within easy access of the M1, M25 and M40 motorways providing good communication to all parts of the country. The property is approximately 15 minutes from Chorleywood tube and mainline station and also 10 minutes from the London Euston rail connection at Kings Langley.

There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School.

Agents Information for Buyers

Thank you for showing an interest in a

property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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