

Chipperfield Road, Kings Langley

£1,750,000

proffitt & holt



Chipperfield Road

Kings Langley

Proffitt and Holt are pleased to bring to the market this beautiful Georgian style family home within walking distance of Kings Langley High Street, yet within a stones throw of idyllic countryside and an array of lovely walks. Sitting on a South-facing plot of approximately 1 acre, this is a rare opportunity to purchase such an established home with wonderful grounds and additional benefits such as a fully self-contained 1 bedroom annexe. The accommodation itself is bright and airy throughout, with lovely large windows flooding the house with natural light. Entering in to a wonderful and inviting entrance hall, the ground floor boasts an opulent study, open plan kitchen-diner, utility room and a particularly large and inviting sitting room with double doors flowing out to the garden. Stairs rise to a wonderful galleried landing area with access to four large double bedrooms and family bathroom. All bedrooms benefit from fitted wardrobes, whilst the master bedroom also boasts a comfortable en-suite. Additionally, there is a very large part converted loft room, which could be fully converted to provide a fantastic amount of extra bedroom space (STPP).

Externally, the property excels. The extraordinary rear gardens are a delight, being made up of a number of different sections which range from formal and immaculate lawns to more natural wooded areas. The gardens are a joy to explore and you are constantly discovering new areas and hidden walkways. A large patio extends directly out from the house which is a wonderful place to dine or entertain, whilst the adjacent outside dining room makes for the perfect space to dine under cover, whilst still wanting to take in the grounds.

Hidden away in a quiet spot within the gardens is a fantastic and spacious fully self contained 1 bedroom annexe with bi-fold doors and vaulted ceilings. This could make an excellent dwelling for older children, visiting guests or even as a holiday rental. There are further outbuildings dotted around which serve more formal purposes, such as storage or as a workshop. To the front, the carriage driveway - complete with feature water fountain - offers parking for numerous vehicles, as well as access to the double garage.







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

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

- Georgian style detached home
- Plot of approximately 1 acre
- Additional self contained 1 bedroom annexe plus various outbuildings
- Spacious and bright accommodation
- Large carriage driveway and additional double garage
- Semi-rural location
- South-facing gardens



General Information

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

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/

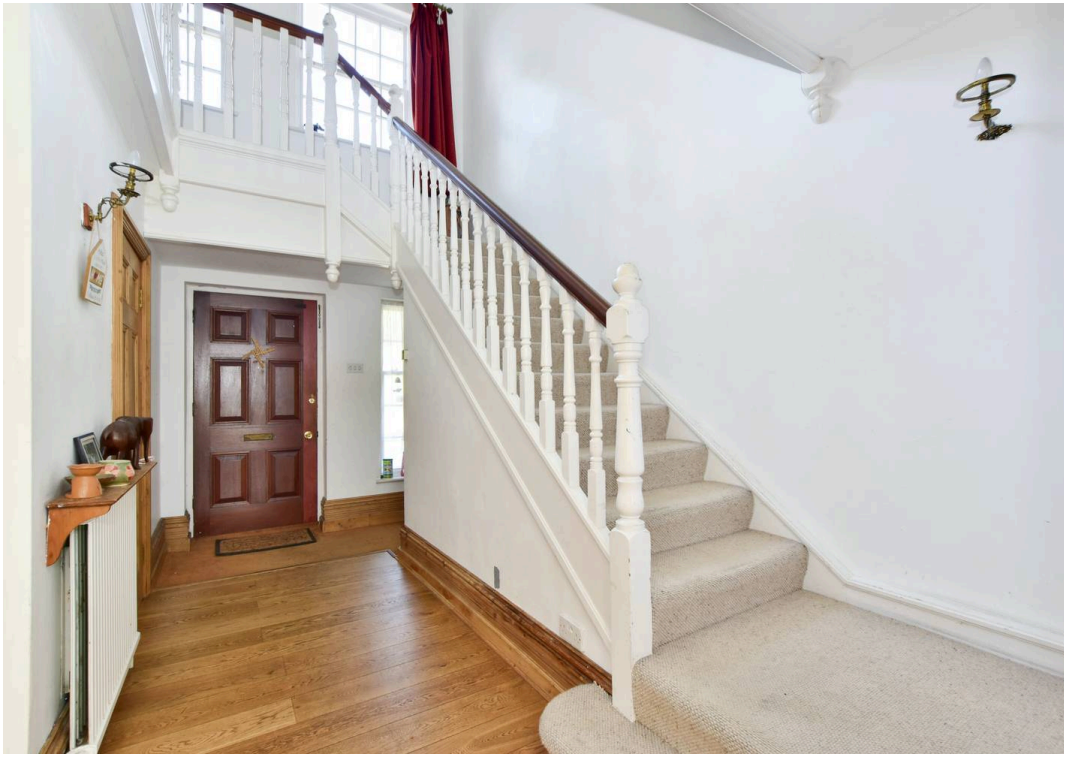
Fixtures and Fittings

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







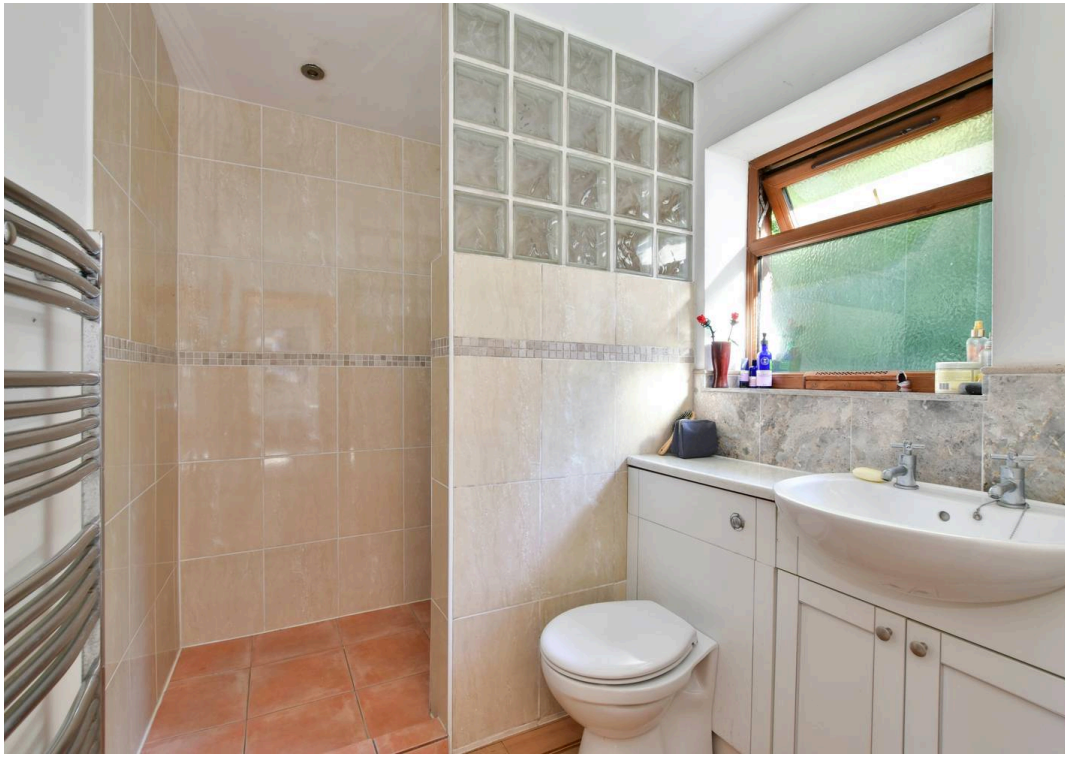






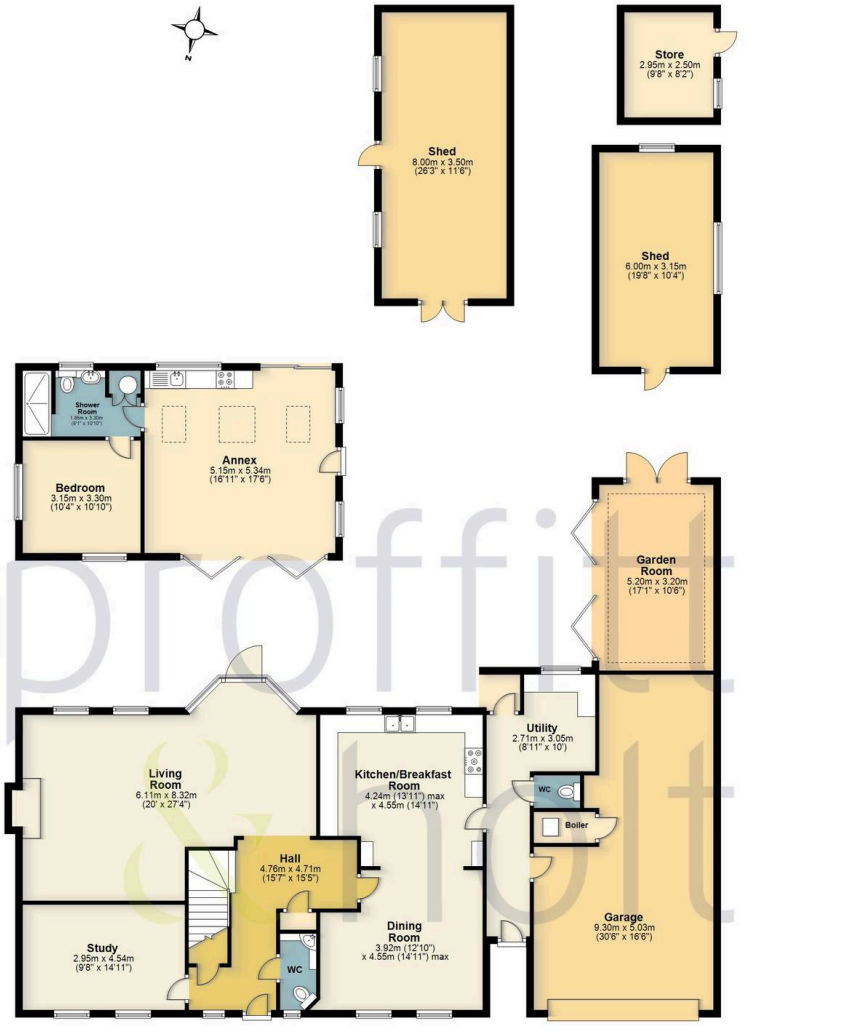



love



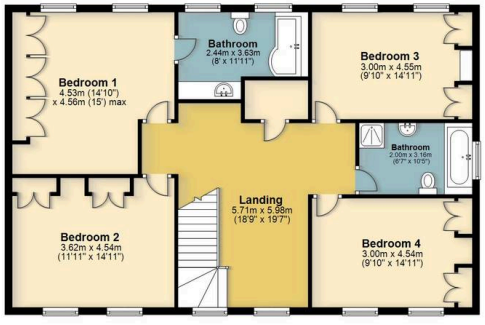
Ground Floor

Approx. 280.2 sq. metres (3016.4 sq. feet)



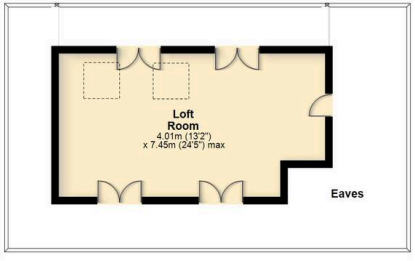
First Floor

Approx. 106.3 sq. metres (1144.5 sq. feet)



Second Floor

Approx. 28.6 sq. metres (308.0 sq. feet)



Total area: approx. 415.2 sq. metres (4469.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.



Proffitt & Holt

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