



CHARACTER DETACHED HOME IN A TUCKED AWAY LOCATION

THE BOTHY
KINGS LANGLEY, HERTFORDSHIRE

Price on application, Freehold

savills

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Hall ♦ cloakroom ♦ lounge/family room ♦ office ♦ boot room
♦ living room ♦ kitchen/breakfast room ♦ master bedroom
with en suite bath/shower room ♦ bedroom 2 with en suite
bath/shower room ♦ bedroom 3 with en suite cloakroom
♦ bedroom 4 ♦ outbuildings include large carport, garaging,
sheds ♦ gardens approaching 1 acre ♦ EPC rating = E

Situation

The Bothy is situated at the end of a lane in a tucked away location. The privacy and seclusion the property offers totally belies the fact that it is a 15 minute walk to Abbots Langley village, a 1.3 mile drive and minutes by car to either Junction 19 or 20 of the M25 and to Kings Langley mainline station providing a 25 minute journey into London Euston. The Grand Union Canal is 0.75 miles away offering walks towards Watford and Cassiobury Park one way and to Hemel Hempstead in the other. Local pubs are also to be found on the way. A selection of both state and private schools are to be found within the area.

Description

The Bothy was originally the gardener's cottage within the grounds of Hazelwood House then owned by Henry Lord Rokeby. The manor house, rebuilt in 1908 after a disastrous fire, now forms part of the Hunton Park hotel. The house was sympathetically extended in 1988 to create a family home but does now require some updating. It has been in the same family for over three decades and the stunning woodland garden has provided the setting for the most special of times over the years. There is potential to extend subject to usual consents.

The house currently offers flexible ground floor accommodation with a lovely main lounge/family room with a feature log burner, this in turn leads to a boot room and office. From the hall there is a delightful living room with a feature log burner and this leads into the kitchen/breakfast room which is fitted with a range of built-in wall and floor units and free-standing appliances. All the ground floor rooms overlook a most interesting garden.

On the first floor there are three double bedrooms, two with en suite bath/ shower rooms and the third with a cloakroom. A fourth bedroom finally complements the accommodation.



Outside – The Bothy is situated in a completely private setting hidden behind gates and the original estate boundary wall, it truly is a secret garden. The grounds are approaching 1 acre. The driveway leads down from the house to a four car garage and six car carport, these have been used for classic car restoration.

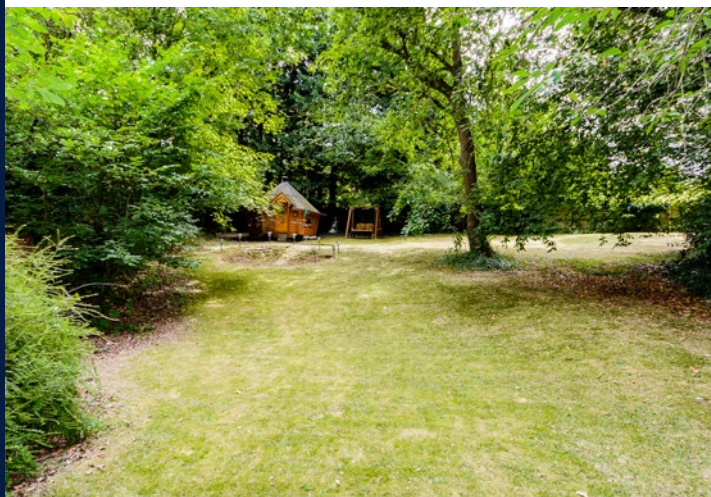
The terrace at the front of the house has a slate water feature and there are steps leading down to the 'Dell'. This expansive sunken part of the garden has been a cricket field, tennis court, football pitch, it's perfect for play. In 1969 the local historical society discovered a small chalk mine in the grounds which was in use up until the early nineteen hundreds. It also featured as the Wombles Warren in one of their music videos. The garden meanders uphill to yet another hidden area which is mainly lawn and a varied abundance of trees. It is a woodland garden which plays host to many forms of wildlife.

There is outside lighting and storage for garden tools or logs.

Energy Performance A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills.

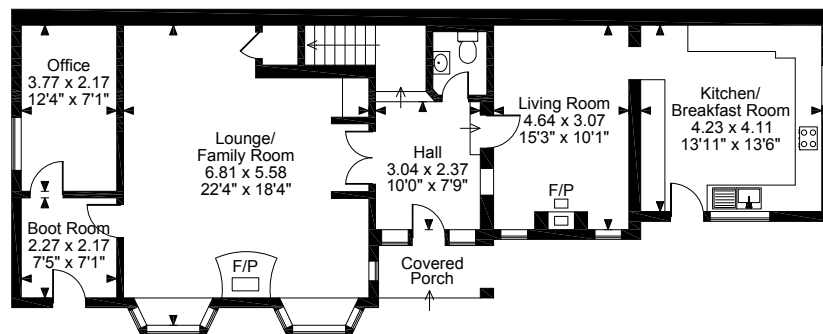




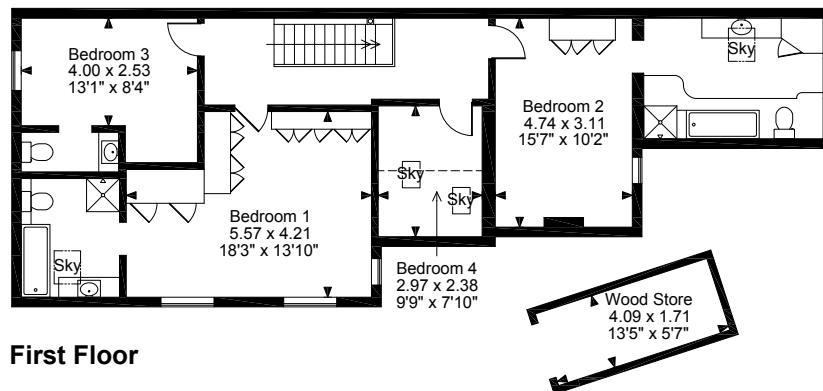


FLOORPLANS

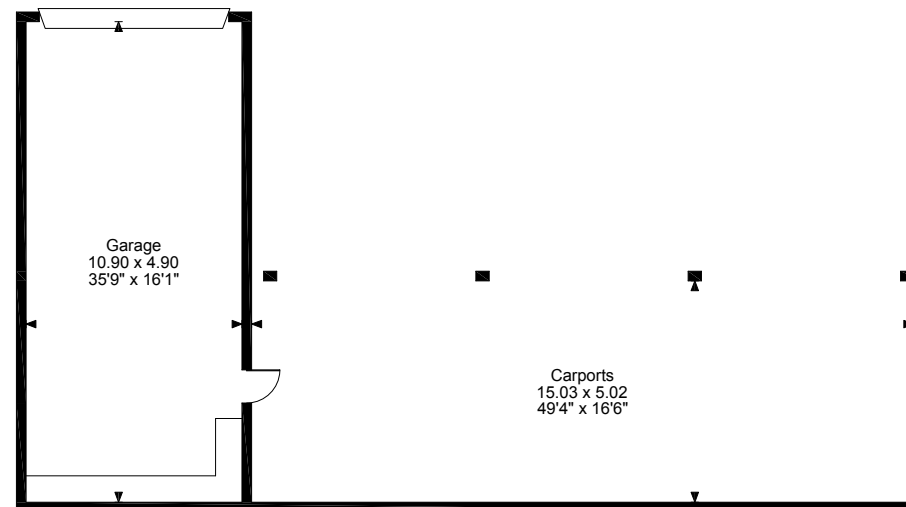
Main House gross internal area = 1,950 sq ft / 182 sq m
 Garage & Carports gross internal area = 1,399 sq ft / 130 sq m
 Wood Store gross internal area = 75 sq ft / 7 sq m
 Restricted Head Height gross internal area = 45 sq ft / 4 sq m
 Total gross internal area = 3,469 sq ft / 323 sq m
 (Including Restricted Head Height)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		