



Rucklers Lane, Kings Langley, Hertfordshire

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# Summary of accommodation

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A superb family home set within a delightful, rural location, with lovely gardens and circa 2.28 acres of land.

Entrance hall | Living room | Dining room | Sitting room | Kitchen/breakfast room | Cloakroom | Rear lobby/boot room.

Main bedroom with en suite bathroom | Guest bedroom with en suite bathroom | Two further bedrooms | Family bathroom.

Annexe- Ground floor studio room | Inner hall | Shower room | First floor studio/bedroom.

Garage | Workshop | Garden room/gym with shower room.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** Dacorum Borough Council

**Council tax band:** G





## Larkhall Rise

Larkhall Rise is an attractive, semi-detached family home that is approached through electronic sliding gates leading to the large driveway; offering parking for several vehicles, leading to the front of the house, garage, workshop and annexe/studio.

The layout of the house is as shown in the enclosed floor plans, but of note is the flowing arrangement of the rooms. As you enter the hallway, with stairs rising ahead of you, this gives access to the spacious living room with wood burner and double doors leading to the terrace and gardens beyond. From here, a door leads through to the dining room- sitting next to the wonderful kitchen/breakfast room with bi-fold doors that lead to the rear gardens. The sitting room/snug sits off the entrance hall and the ground floor is completed by a guest cloakroom, utility room and very useful boot room.

The first floor comprises the main bedroom- a double aspect room with en suite, the guest bedroom, again, double aspect with an en suite, as well as two further bedrooms, along with a family bathroom.

In addition to the main house is a very convenient studio/annexe with accommodation arranged over two floors; comprising a large studio room on the ground floor with kitchen area and separate shower room. To the first floor there is another large and useful room.

There is a further big workshop, separate garage with woodstore and garden room currently used as a gym with a shower room.

There is a good sized terrace to the side and rear of the property, leading to the large expanse of lawns with mature shrubs and trees. Further benefits of this home include a Tesla Power Wall and Solar Panels.







## Location

Larkhall Rise is situated in a quiet, rural location close to Kings Langley. Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes. The surrounding area has highly regarded schooling; both state and private.

Services: Mains water, gas and electricity and a septic tank.





Approximate Floor Area = 183.4 sq m / 1974 sq ft

Approximate Floor Area = 284.4 sq m / 3062 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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