



Stockley Love Lane, Kings Langley  
£1,795,000

proffitt  
& holt





# Stockley Love Lane

## Kings Langley

Being sold without the complications of an onward chain is this beautiful and sprawling family home. Situated in an enviable position on one of Kings Langleys most prestigious roads, within a short walk of local schools and High Street, yet also a stone's throw from wonderful countryside walks.

Pulling on to the carriage driveway, which offers plenty of parking, the house itself sits well back from the road and offers excellent privacy. Approaching the house, the character and charm are immediately noticeable, with a beautiful hand crafted oak porch and country style windows. Upon entry, you're greeted by a large and inviting entrance hall. The ground floor is sprawling, with a range of well-appointed reception rooms to suit a variety of needs. They're currently being utilised as a comfortable snug with traditional wood panelling, a home office, formal sitting room with log burner, cinema room which opens out to the garden and a home gym with sauna and shower room.

Additionally, the heart of the home is undoubtedly the spacious, bright and airy open-plan kitchen/living area. Whilst being open plan, there are clearly defined living and dining areas and the kitchen itself is fitted in a traditional shaker design, with plenty of storage, a range of integrated appliances and separate island. This large space opens directly out to the garden and is perfect for entertaining. For added convenience, there is also a separate utility room and guest W/C.

A bespoke oak and glass staircase leads you to the first floor, where the open and bright landing space provides access to the 5 comfortable bedrooms and family bathroom. You benefit from the choice of 2 master suites, located at either end of the property. Both of these wonderful rooms offer en-suites and walk-in-wardrobes, as well as views over the gardens. There is also an additional en-suite bedroom.

Externally, the rear gardens are particularly private, with a spacious terrace that flows out from the house, making it the perfect place to entertain or to relax and unwind. Additionally, there is a covered jacuzzi area and well-manicured lawns with established borders.





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### Kings Langley

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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- 5 bedrooms and 5 bathrooms
- Large carriage driveway with lots of parking
- Short walk to schools and High Street
- Separate snug, office and cinema rooms
- 2 master bedroom suites
- Annexe potential
- Beautiful private garden with terrace and covered jacuzzi area
- No upper chain
- Bright and airy open-plan living space
- Premium location within Kings Langley





## General information

### Services

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

### Fixtures and fittings

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

*For broadband and mobile speeds see;*

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

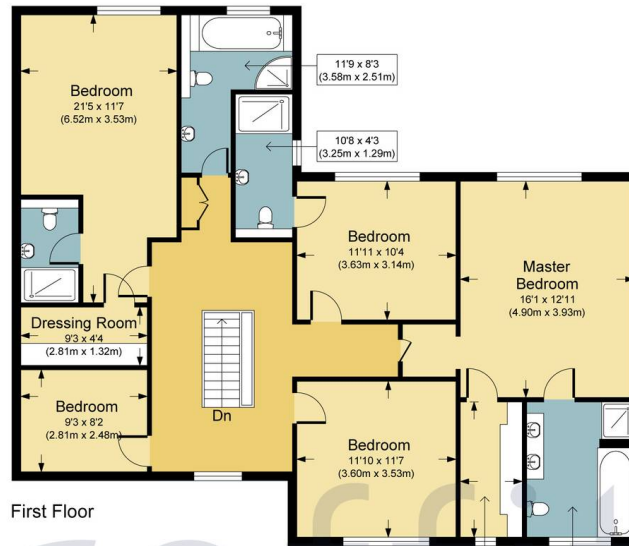




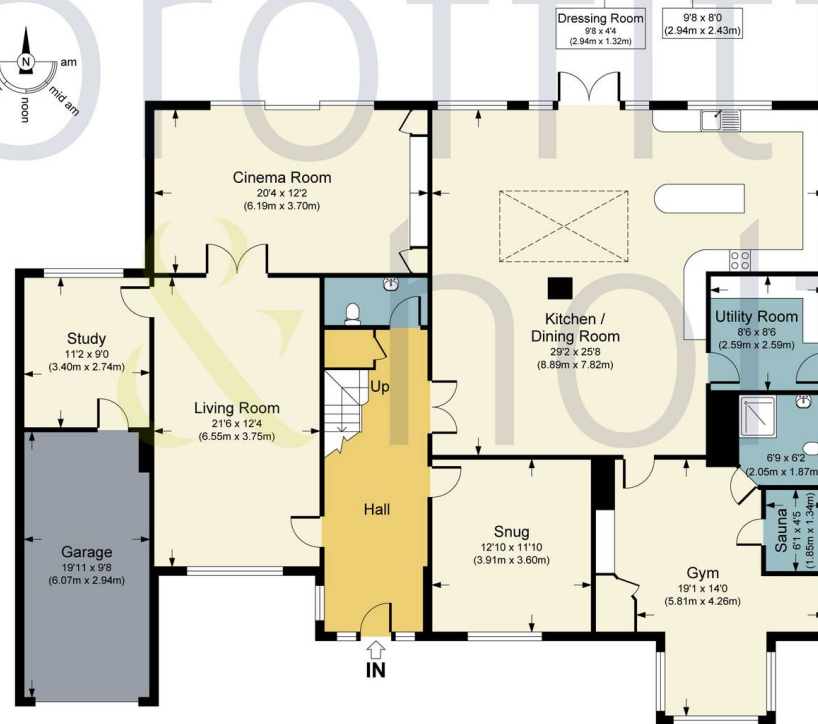
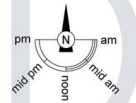


KEEP  
MAKING  
GOOD  
THINGS  
HAPPEN





First Floor



Ground Floor

STOCKLEY, WD4

APPROX. GROSS INTERNAL FLOOR AREA 3557.79 SQ FT / 330.53 SQ M. INC. GARAGE

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# Proffitt & Holt

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