



**Bucks Hill, Kings Langley**

Offers Over **£1,000,000**

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& holt





## Bucks Hill

### Kings Langley

Enjoying countryside surroundings, is this deceptively large, Grade II listed, three-bedroom, three-reception room, two-bathroom detached character family home, complete with a double garage and driveway. The property is brimming with character features, including an impressive inglenook fireplace, original oak beams and vaulted ceilings.

Situated on the desirable Bucks Hill close to Chipperfield village, this beautiful home comprises at ground floor level an entrance hall, lounge, dining room, kitchen, utility room, study and bathroom. At first floor level there is a master bedroom, two further double bedrooms, and a large family bathroom.

Outside, a double width drive leads to a double garage (which also has a hobby room above), as well as pretty landscaped gardens to both the side and rear of the property, which offer complete seclusion.

The property will be sold without the complications of an onward chain.

Council Tax Band: G





## Bucks Hill

### Kings Langley

Chipperfield is one of the most sought-after villages in south west Hertfordshire, with over 100 acres of woodland and a reputable JMI school, which is highlighted for its excellent results. There are many active sports and social groups, four popular pubs and a busy café/bistro. For a more comprehensive range of shopping facilities, the larger towns of Watford and Hemel Hempstead are within seven and six miles drive respectively. For the commuter, Chorleywood Met line is 3 miles, Kings Langley mainline station provides a service into Euston (approximately 30 minutes), whilst Junction 20 of the M25 is approximately 3.5 miles away.

- Peaceful countryside location
- Cellar
- Landscaped gardens
- Two bathrooms
- Kitchen and separate utility room
- Character features
- Grade II listed
- Three good-sized double bedrooms
- Double garage and drive
- Detached character family home
- Three reception rooms
- Boarded Loft Space





**For broadband and mobile speeds see:**

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

## **General Information**

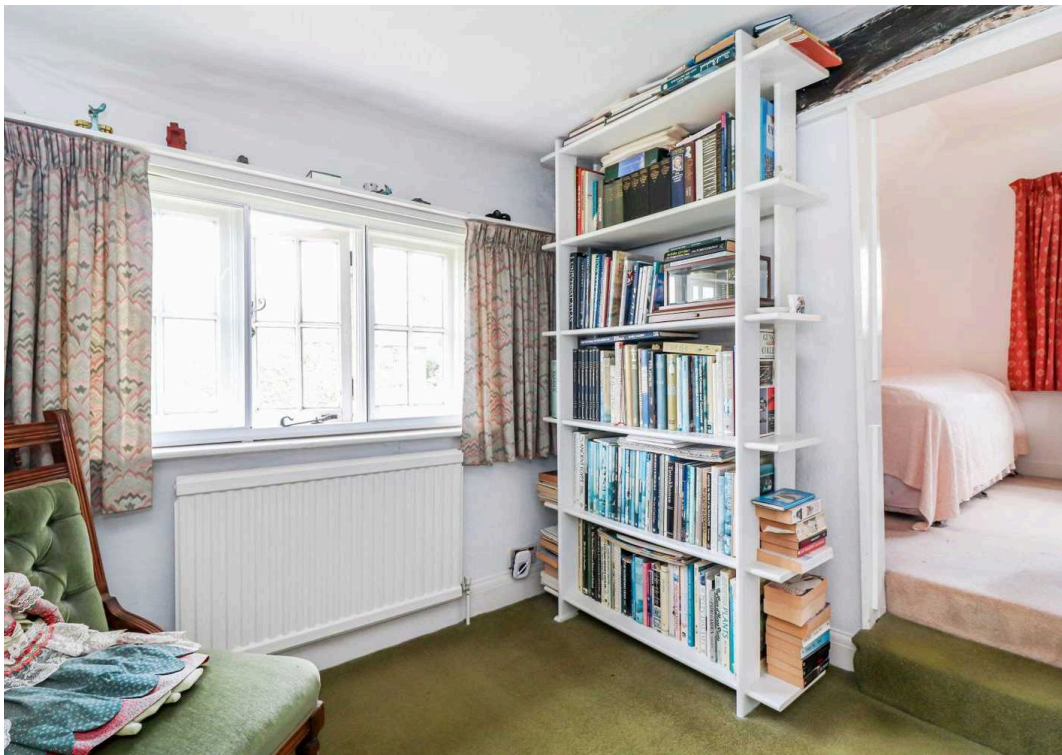
### **Services**

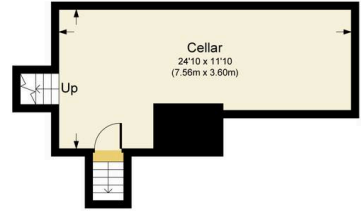
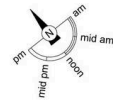
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

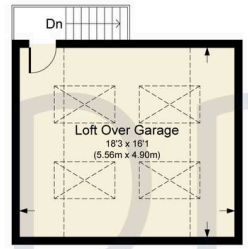
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



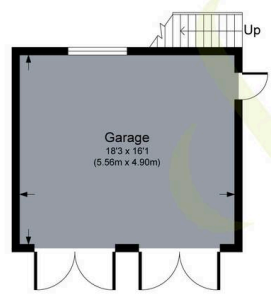




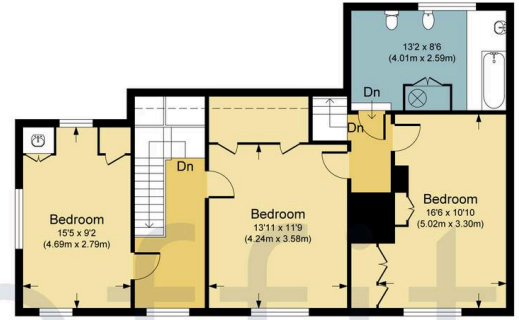
Cellar



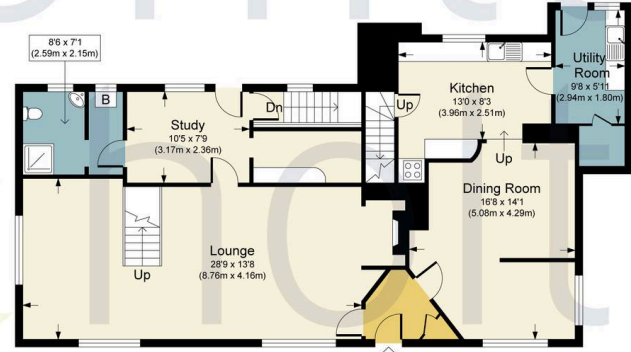
Garage First Floor



Garage Ground Floor



First Floor



Ground Floor

### BLenheim COTTAGE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 2792.26 SQ FT / 259.41 SQ M. INC. GARAGE & CELLAR

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## Proffitt & Holt

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