



Bucks Hill Cottage Bucks Hill, Kings Langley
£1,300,000

proffitt
& holt





Bucks Hill

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available four bedroom detached family home located in the highly sought after area of Bucks Hill, near Chipperfield.

Brought to the market with NO UPPER CHAIN, Bucks Hill Cottage is set within lovely open countryside between Rickmansworth & Kings Langley. Rickmansworth Station provides a Met Line service to London and the Chiltern Turbo to Marylebone. In addition there is a train service to Euston from Kings Langley. There is a good selection of schools both state and private within the locality. The area is an attractive rural location yet has the convenience of London with access to the M25 at Junctions 18,19 or 20 and the motorway network. Bucks Hill Cottage is a stylish character home which reputedly dates back to around 1850 and was originally two farm cottages. The property has been sympathetically extended and refurbished to provide generous accommodation yet retains many fine period features.

The ground floor reception area is versatile which includes a sitting room, study, family area and dining room. The dining area opens onto a bespoke hardwood conservatory with doors opening onto a south westerly terrace, whilst the main sitting room is located to the south of the house and is triple aspect with a feature brick open fireplace. The kitchen/breakfast room provides a homely hub to the house and is comprehensively fitted with a matching range of Shaker style wall and floor units. There is also a generous inner hall with access to the utility room and cellar. At first floor the accommodation is set out with the master suite to the south side including a dressing area and en suite bathroom. The guest bedroom with en suite bathroom affords views over the garden. There are two further bedrooms and a family bathroom.

The house stands in grounds approaching half an acre. The garden and terrace are a fine feature of this home and the terrace overlooks a wide expanse of lawn which is an undoubted feature of the property. The garden also boasts a swimming pool which was installed by the current vendors. There are superb views over the Sarratt Valley. The gated entrance leads onto a generous gravelled forecourt with parking for a large number of vehicles and there is a double carport and garage. There is also a useful outbuilding which is separated into two stables.



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From Rickmansworth Station take the exit to Watford. Proceed along Park Road and up Scotts Hill. At the top of the hill take a left and follow along the green at Croxley Green and past York House School. Take a right turn into Redhall Lane and then turn left immediately after - 'The Clarendon' into Chandlers Lane. Follow the road over the M25 and the road becomes Bucks Hill. After about a mile the cottage will be found on the left hand side. NB Purchasers Note: There is a private right of access across the forecourt for the benefit of the owner of adjoining woodland for maintenance.

Council Tax band: H

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Swimming Pool
- Bucks Hill, Chipperfield
- Approaching 1/2 an Acre
- Period Property Dating Back to 1800s
- NO UPPER CHAIN
- Detached
- Ample Parking
- Period Features





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

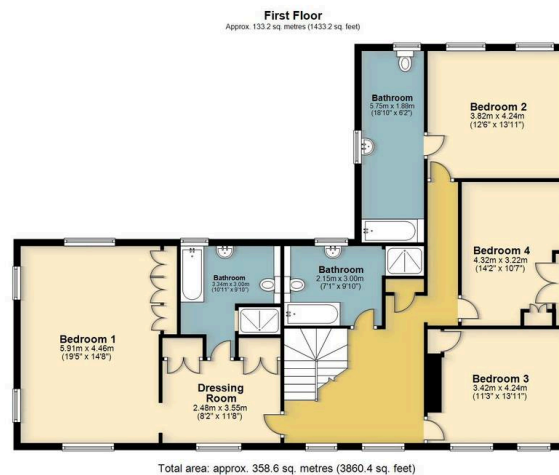
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Total area: approx. 358.6 sq. metres (3860.4 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 PlanGrip.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

