



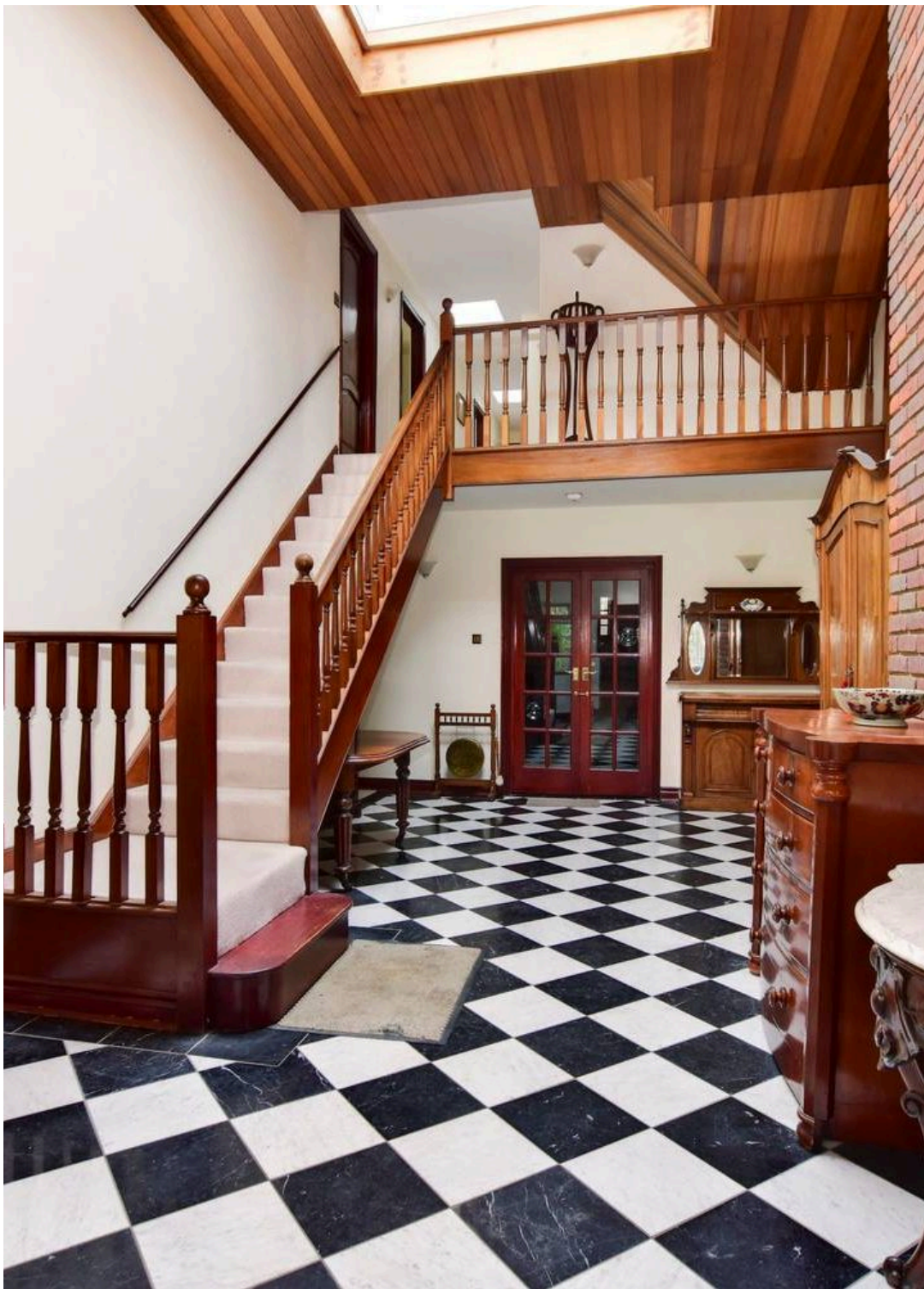
## Little Windmill Hill, Chipperfield

In Excess of £2,000,000

proffitt  
& holt







## Little Windmill Hill

Chipperfield, Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this rarely available and simply stunning and completely unique, five bedroom, detached family residence located at the top of Little Windmill Hill, Chipperfield and occupying a completely private plot of approximately 1 acre.

The property is offered to the market with no upper chain and boasts nearly 5000sq ft of accommodation including the property itself, a generous double garage and a pool house.

Internally, the property comprises a grand entrance hallway, downstairs wc, a spacious living room with views over the grounds via doors out, a study, downstairs shower room, dining room, a re fitted kitchen/breakfast room, utility and bedroom five to the ground floor. To the first floor, there are four spacious double bedrooms (master with en suite) and a separate family bathroom.

Externally the property excels with a large double garage, extensive sweeping driveway leading to the impressive grounds (approx. 1 acre) which are mainly laid to lawn but also house a generous paved patio seating area, a swimming pool and accompanying pool house with kitchen and shower facilities.

To fully appreciate what this truly 'one of a kind' property has to offer please contact leading local agent profit and Holt.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F







## Little Windmill Hill

### Chipperfield, Kings Langley

Chipperfield is one of the most sought after villages in south West Hertfordshire, recently appearing in a Sunday Times article 'The 25 Best Villages in Britain to Live in' with the village's reputable JMI school being highlighted for its excellent results. Chipperfield is also set within some of the most picturesque countryside in the county with over 100 acres of woodland providing a fabulous amenity for those keen on walking and horse riding. There are many active sports and social groups within the village, four popular pubs and 'the village club' Blackwells which has busy a café/bar and bistro. For a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within 7 and 6 miles drive respectively. For the commuter Kings Langley mainline station provides a service into London (Euston approx 30 mins) and Junction 20 of the M25 is approx 3.5 miles distant.



- Five Bedrooms
- Detached
- Approximately 1 Acre of Land
- NO UPPER CHAIN
- Swimming Pool and Pool House
- Quiet and Secluded Location
- Excellent Potential (stpp)





**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.















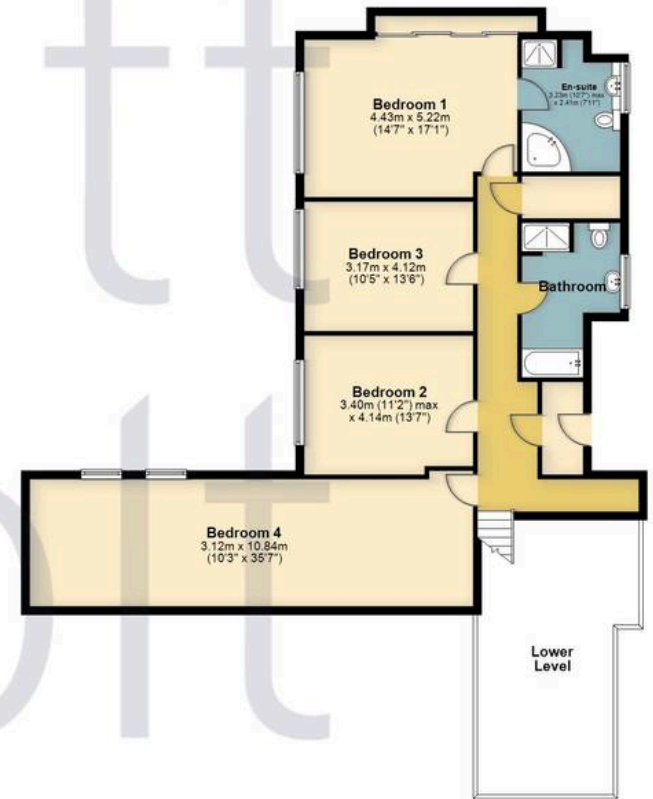
## Ground Floor

Approx. 349.5 sq. metres (3762.2 sq. feet)



## First Floor

Approx. 117.6 sq. metres (1265.9 sq. feet)



Total area: approx. 467.1 sq. metres (5028.1 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 PlanUp.







## Proffitt & Holt

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