



Langley Road, Chipperfield
£2,950,000

proffitt
& holt





Langley Road

Chipperfield, Kings Langley

Proffitt and Holt are proud to offer to the market this rarely available and simply stunning and spacious seven bedroom detached Edwardian house set on a mature and secluded plot of approximately two and a half acres. The property is set in a semi-rural location on the edge the popular village of Chipperfield and provides easy access into the neighbouring villages of Kings Langley, Sarratt and Bovingdon and is also within close proximity to a range of nearby transport links including the M1, M25, A41 as well as Kings Langley and Apsley train stations. The property is tastefully presented throughout with well proportioned rooms offering over approximately 5,500sq ft of accommodation arranged over three floors with many period features and really needs to be viewed to be fully appreciated.

On the ground floor there is a storm porch, large welcoming entrance hall, five reception rooms plus a large orangery which opens through to an amazing luxury fitted kitchen with a large centre island. There are also two downstairs cloakrooms, boot room, separate utility room and a large basement/cellar.

On the first floor there are four bedrooms and the main bedroom has a dressing room and en-suite bathroom. There is also a family bathroom. There are three further bedrooms on the top floor with en-suite bathroom and shower room.

Externally the property also has a large detached barn and garaging that offers a multitude of uses with planning to convert to a good sized 2 storey annexe. There is also an outside log cabin style "garden office" ideal for those working from home and mature gardens of approximately two and a half acres complete with tree house and zip wire.





Langley Road

Chipperfield, 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, Kings Langley mainline station provides a service into Euston (approximately 30 minutes), whilst Junction 20 of the M25 is approximately 3.5 miles away. Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Seven Bedroom Period Property (Three En Suite) – Detached Residence
- Approx 2.5 Acres Landscaped Gardens in a Beautiful Private Setting
- Detached Barn/Garage (With Planning for Annex)
- Principle Bedroom with Dressing Room and En Suite
- Four Bathrooms * Three Reception Rooms
- In Total Over 7200sq ft of Accommodation & Outbuildings & Well Presented Throughout





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.

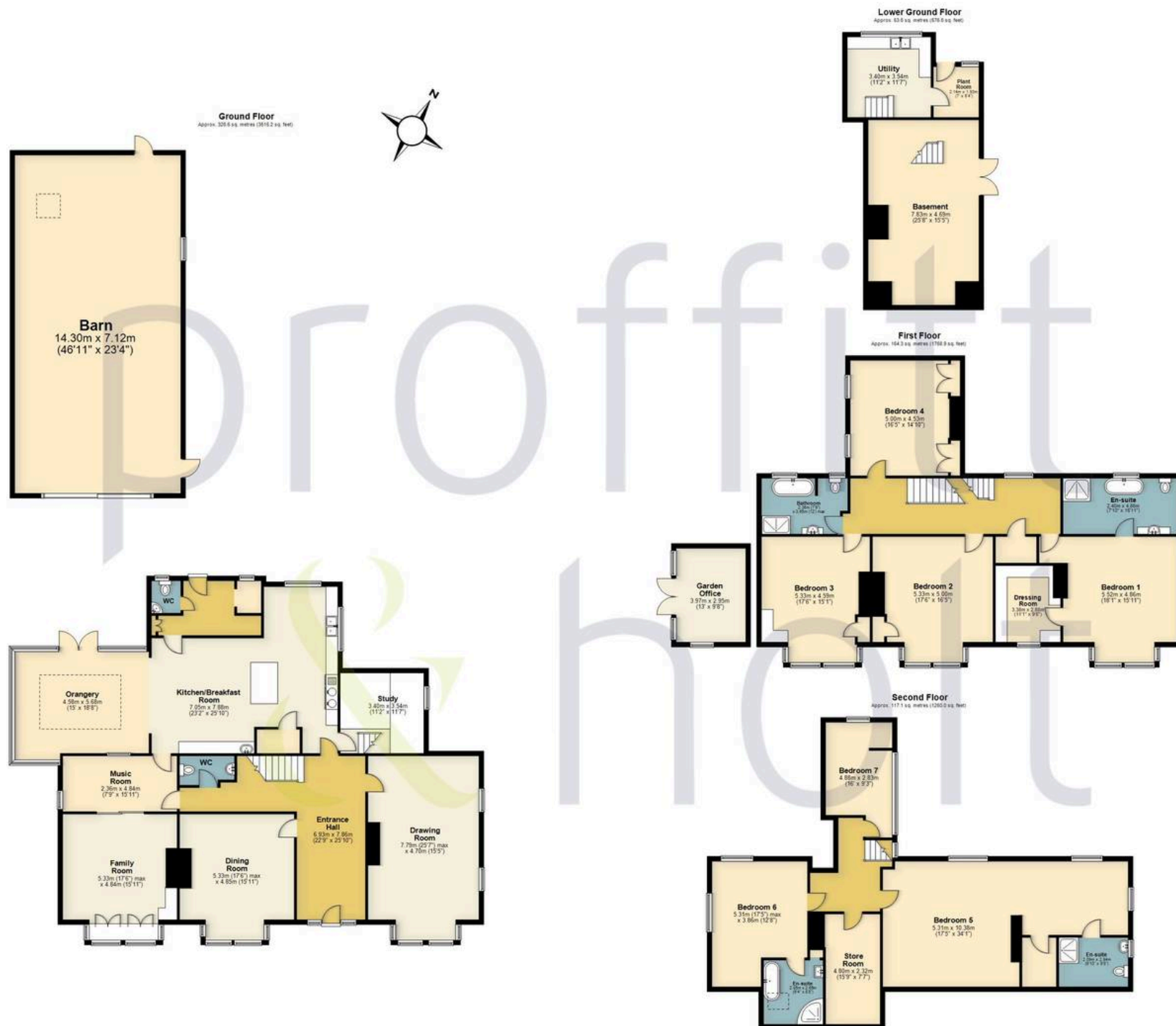
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Total area: approx. 661.5 sq. metres (7120.7 sq. feet)

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.
Plans produced using Planit.





Proffitt & Holt

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