



The Street, Chipperfield

In Excess of £1,300,000

proffitt
& holt





The Street

Chipperfield, Kings Langley

This beautiful and stylish detached family home sits right in the heart of the village of Chipperfield, just moments away from local shops, cafes, restaurants and Chipperfield Common. Having been extended and modernised throughout by the current owners, it offers a wealth of high specification fixtures and fittings and glorious open-plan living, making it a perfect family home, whilst the garden bar and cinema room make it ideal for entertaining. Briefly, the ground floor accommodation starts with a central and welcoming entrance hall, complete with wine cupboard and with doors that lead in to all ground floor rooms. A formal and cosy sitting room with log burning stove is positioned at the front of the house, whilst to the rear sits the wonderful open plan kitchen/living/dining room. Crittal style doors and windows across the back of the house and a large ceiling lantern flood this space with light, whilst the kitchen itself is fitted in a traditional shaker style and boasts a large island unit with seating and wine fridge. There is plenty of storage and worktop space, as well as quality finishes such as quartz worktops, distressed glass backsplash and pantry cupboard. Additionally, the utility/boot room and guest W/C add additional convenience. Stairs rise to the first floor, where there are 4 comfortable bedrooms and a family bathroom. The master bedroom is particularly well designed, with vaulted ceilings making it feel spacious and airy, as well as boasting a range of bespoke fitted wardrobes and tasteful en-suite, which houses a walk-in shower and Japanese standing tub. The family bathroom has been sympathetically refitted in a traditional style.

Externally, the property excels, with a generous patio area flowing directly out from the house and leading on to a manicured lawn. At the rear of the garden sits the fabulous garden room, which boasts a fully fitted bar area and W/C. Stairs lead down from here to a hidden underground cinema room, which has been finished to a noticeably high standard with ambient lighting and projector. On a more practical level, there is a storage area beside the garden room and access out to the rear driveway, which offers parking for multiple vehicles. Viewing is highly recommended to appreciate the design and finish of this fantastic home.



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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. 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.



- Right In The Heart of Chipperfield Village
- Underground Cinema Room
- High Spec Garden Room With Fully Fitted Bar and Toilet
- Open-Plan Kitchen/Living Space
- Tastefully decorated and High Specification Fittings Throughout
- Off Street Parking For Multiple Vehicles
- Utility Room and Downstairs W/C
- Master Bedroom With Vaulted Ceilings and En-Suite



Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

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.









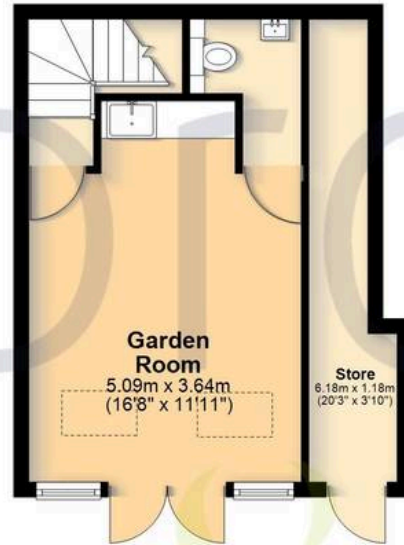


Ground Floor

Approx. 105.6 sq. metres (1136.7 sq. feet)

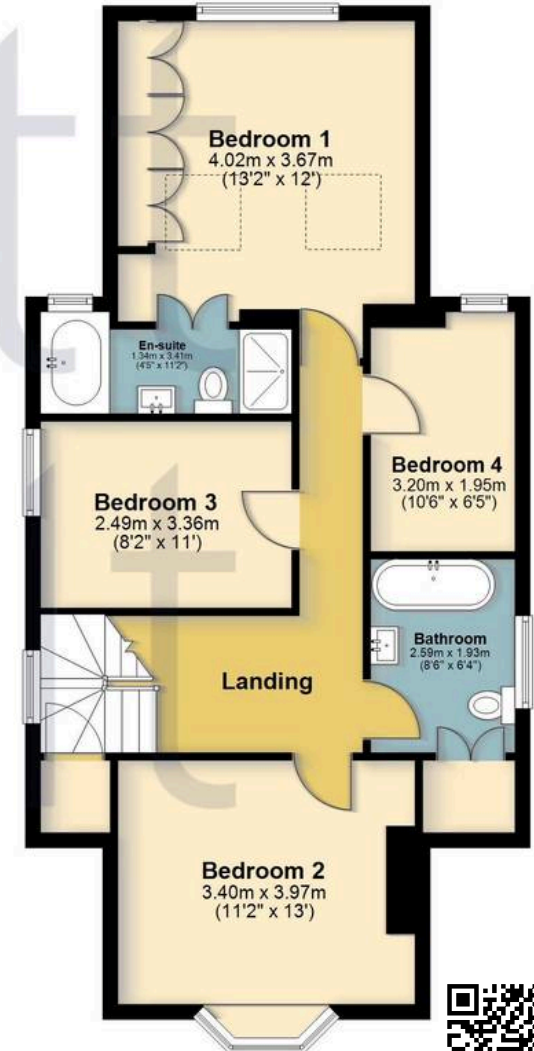
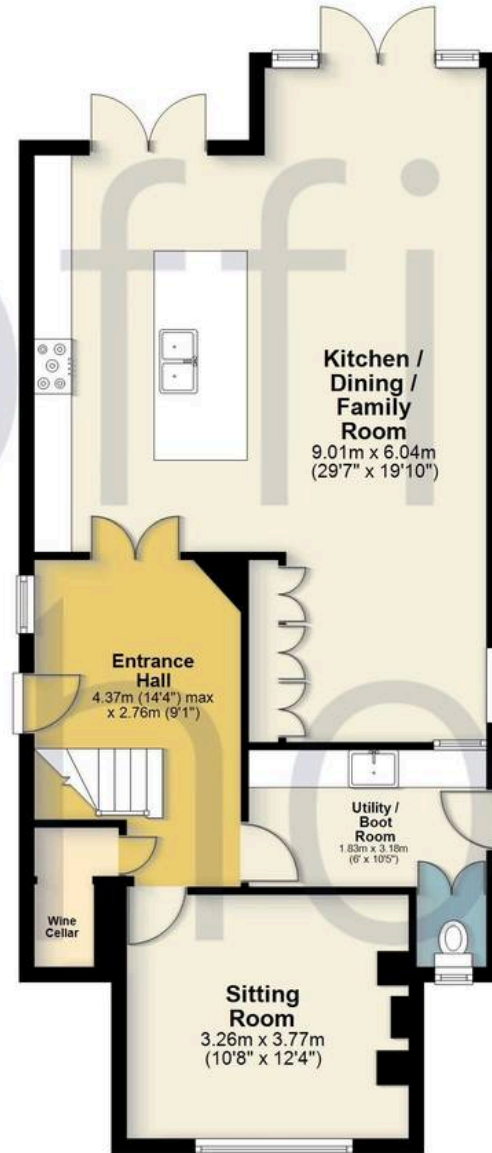
Basement

Approx. 25.0 sq. metres (268.7 sq. feet)



First Floor

Approx. 67.9 sq. metres (731.3 sq. feet)



Total area: approx. 198.5 sq. metres (2136.7 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.
Plan produced using PlanUp.





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