



The Common, Chipperfield

In Excess of £800,000

proffitt
& holt





The Common

Chipperfield, Kings Langley

Proffitt and Holt are proud to bring to market this beautiful Georgian Cottage, which is brimming with character features. It sits in an idyllic location within the ever popular village of Chipperfield, adjacent to Chipperfield Common, which boasts an array of woodland and countryside walks.

Entering on the ground floor to a welcoming entrance hall, you are taken in to a comfortable sitting room, which boasts an open fireplace, wood panelling and a wonderful outlook through the traditional wooden sash windows. To the rear of the property is a spacious country style kitchen-diner, which offers a range of cupboards, wooden worktops and a Butler style sink. Additionally there are a number of integrated appliances, as well as a Range style cooker.

To the first floor, there are 3 comfortable bedrooms, all of which house fitted wardrobes. 2 of the bedrooms are comfortable double rooms, with the third currently being used as a dressing room. There is also a spacious family bathroom located off the landing.

Externally, the rear garden is a lovely and private space flanked with brick and flint walls. There is also a brick built garden room, which is perfectly suited as home office, complete with its own W/C. Side access leads you to the front of the house where there is an attractive front garden, enclosed via a quaint picket fence, whilst also offering gated parking.

Rarely available, viewing is highly advised to appreciate the character and charm of this wonderful home.





The Common

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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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Upper Chain
- Picturesque Location
- Character Features Throughout
- Driveway
- Garden Office With W/C
- 3 Bedrooms, All With Fitted Wardrobes
- Kitchen-Breakfast Room
- Secluded Rear Garden





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.

*For broadband and mobile speeds see;
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>*





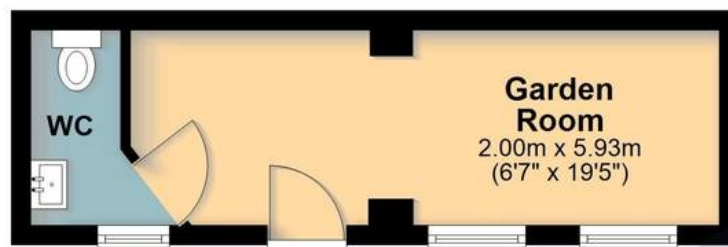






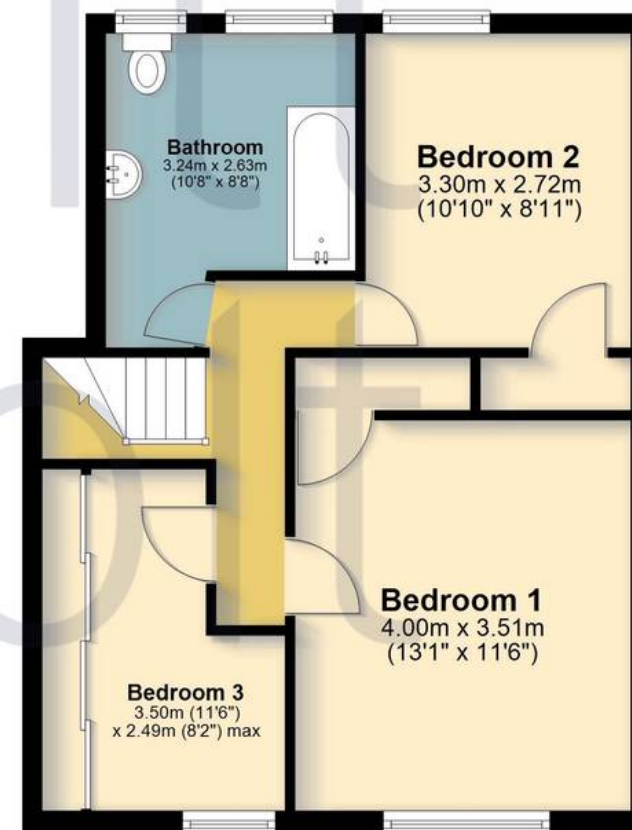
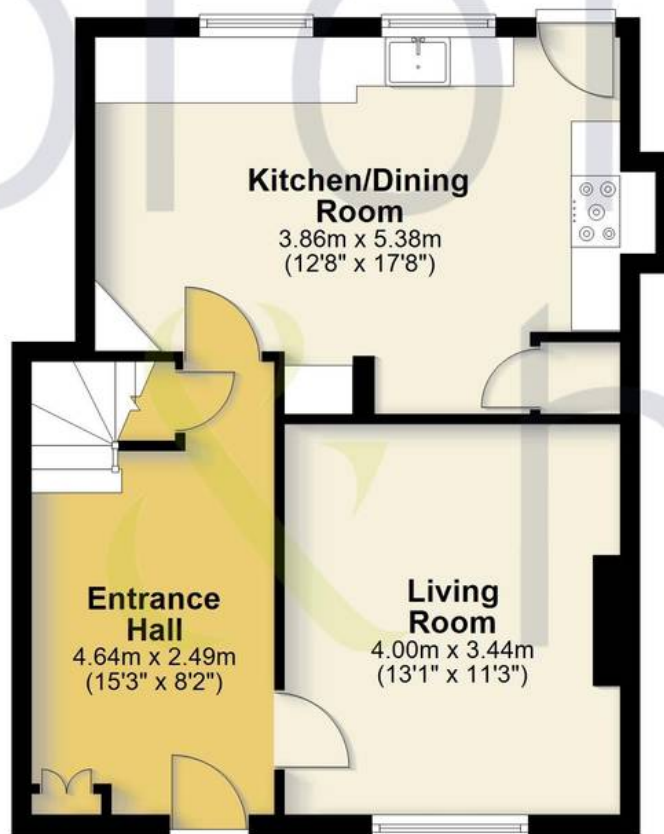
Ground Floor

Approx. 60.2 sq. metres (648.5 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



Total area: approx. 106.6 sq. metres (1147.3 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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