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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
and let's see if we can tempt you!

Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £2,250,000

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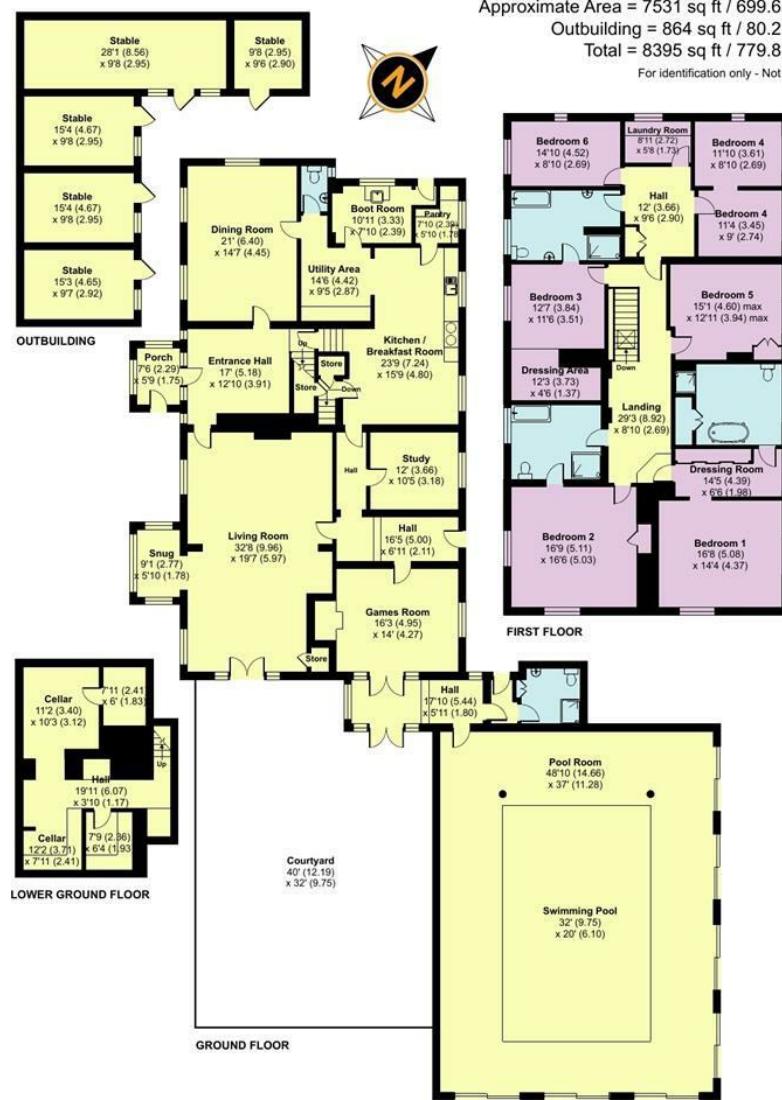
A stunning country home with Swimming Pool complex, acres of grounds and measuring in excess of 7,000 sq ft and all within a quick walk to the local amenities of this sought after Hertfordshire village.



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Barnes House, Barnes Lane, Kings Langley, WD4

Approximate Area = 7531 sq ft / 699.6 sq m
 Outbuilding = 864 sq ft / 80.2 sq m
 Total = 8395 sq ft / 779.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1091654



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	40	A	C
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (39-60) C (15-60) D (1-34) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A stunning country home in a desirable location and within easy striking distance of local amenities.



The Property
We are delighted to be chosen to offer this 6 Bedroom Country House along with acres of land, paddocks and gardens. The property has a Stable block for multiple horses and a TACK ROOM, FULL SIZE MENAGE , TENNIS COURT plus an internal full size SWIMMING POOL COMPLEX AND GAMES ROOM. There are 6 double bedrooms with 3 full sized bathrooms. There are also 5 RECEPTION rooms including a panelled LIBRARY/STUDY, A LARGE KITCHEN with oil fired AGA and also a separate BOOT ROOM. The house has so many fine period feature that an internal viewing is essential to fully appreciate how much this house has to offer.

The Situation
Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

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Outside

The house sits on land and gardens of approximately 9 ACRES and benefits from a large Stable Block with a Tack Room and a full size Menage. There is also a full size Tennis Court in the gardens plus parking to the Front for multiple vehicles. There is also a concealed paved courtyard that is accessed from the attached Swimming Pool complex. The property would be ideal for the owners who have or intend to keep horses.

Agency Notes

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.



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