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Is there a **price** that would **tempt**  
you to **sell** or **let** your property?  
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# Temptation comes in many forms...



Shendish  
PRICE GUIDE £875,000



Shendish

PRICE GUIDE

£875,000

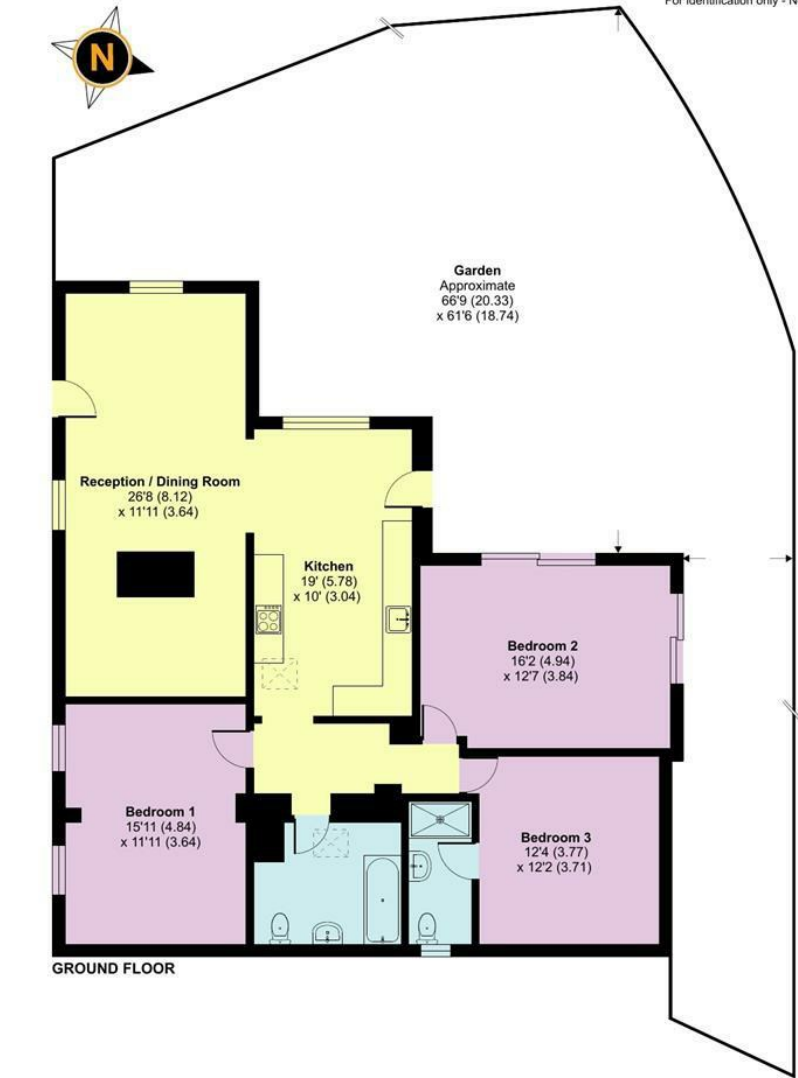
Boasting a plot approaching 1/4 of an acre mainly laid to lawn and surrounded by countryside. We are delighted to offer for sale this truly unique property to the open market. The property offers a wealth of character features and spacious accommodation to include 3 double bedrooms, 2 bathrooms, 2 reception rooms and wonderful 'eat-in' farmhouse style kitchen/breakfast room.



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Kennel Cottages, Shendish Manor, Apsley, HP3

Approximate Area = 1308 sq ft / 121.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Sterling Homes. REF: 1295548.



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









Boasting a large plot and positioned in an exceptionally peaceful setting in an exclusive location.



#### The Property

The main reception areas to the property are divided by a double sided cast iron wood burning stove and exposed brick chimney breast allowing the light to flow through this space. From here there is a large opening to the 'eat-in' kitchen/dining room which has been fitted with a comprehensive range of base and eye level units with a door opening to the rear garden. Welsh slate flooring flows throughout the property and into the inner lobby where there are doors opening to three genuine double bedrooms and to the wonderful family bathroom. One bedroom has two windows overlooking the front while a second bedroom overlooks the rear and makes a perfect guest bedroom with an ensuite bathroom. The principal bedroom has two sliding patio doors opening to the rear garden.

#### Outside

There are secure double gates to the front of the property which opens to the extensive and secure rear garden. Mainly laid to lawn the garden has an extensive patio area and post a Southerly facing aspect. There is a raised concrete framed shed ideal for storage.

#### The Location

The property is situated between Kings Langley and Hemel Hempstead, surrounded by protected Greenbelt countryside. The village centre is a short distance away with its selection of shops, restaurants, public houses and transport links. A wider array of shopping, entertainment and recreational facilities are located nearby in Hemel Hempstead and Watford, with the Harlequin Centre boasting a wide range of the leading retailers. The nearby mainline railway station at Apsley offers fast commuter services to Central London and nearby M25 provides fast access to Heathrow and Luton Airports and the National Motorway Network.

Agents Information For Buyers

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..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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