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you to **sell** or **let** your **property**?
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Temptation comes
in many forms...



Chipperfield
OFFERS IN EXCESS OF £1,250,000

Chipperfield

OFFERS IN EXCESS OF

£1,250,000

A rare chance to purchase an exceptionally flexible home with self contained annex to provide five bedrooms, four bathrooms, living room with wood burning stove and a stunning open plan kitchen/dining/family room with bi-folding doors opening to the 100ft Southerly facing rear garden with useful summer house. Formerly permission to convert the roof space.



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Marston, Little Windmill Hill, Chipperfield, Kings Langley, WD4

Approximate Area = 1415 sq ft / 131.4 sq m
Outbuildings / Shed = 471 sq ft / 43.8 sq m
Total = 1886 sq ft / 175.2 sq m
For identification only - Not to scale

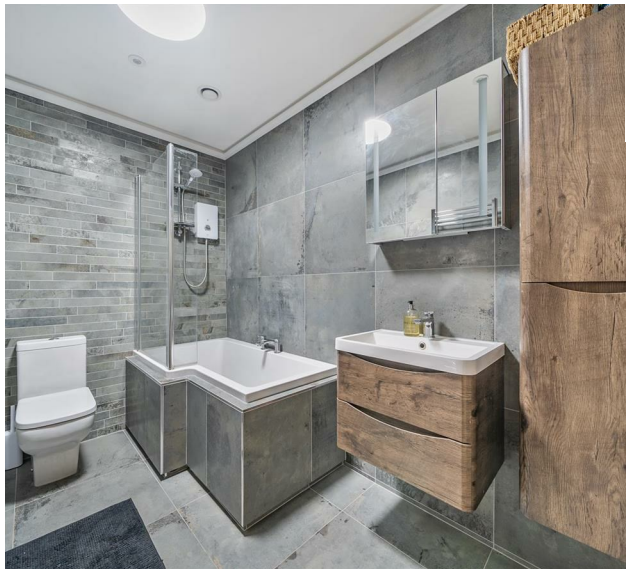


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sterling Homes. REF: 1356344



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Boasting a Coachmen's driveway towards the top of this sought after private road.



The Property
The main house has a welcoming entrance hall with doors opening to the first three double bedrooms, one of which is ensuite, and to the luxuriously appointed family bathroom. Directly ahead of you a door opens to the dedicated living room which boasts a cast iron stove and French doors opening to the rear garden. The remaining width of the rear section of the house is a simply stunning open plan kitchen/dining/family room which really is the heart of this house. With both bi-folding doors and a window to the rear natural light floods this space with the kitchen area fitted with a comprehensive range of units and a number of appliances. From here a door also leads to the fourth bedroom which also boasts an ensuite shower room.

The Annex
A flagstone pathway from the rear of the house leads to the annex which has a vaulted ceiling with Velux to the roof and window to the side. From here a door leads to the ensuite shower room.

Outside
The front of the house has a carriage driveway laid with gravel in erosion control mesh, an area of lawn and neatly trimmed hedges. A gated gravel path gives access to the rear garden which is level and laid to lawn with a walnut tree to one side. A deep Indian sandstone terrace spans the back of the house. The boundaries have mature hedges with a dog-secure fence. The purpose built studio/gym is double glazed and has power, internet and TV points. There is also a substantial garden shed.

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The Location
The house is in a peaceful location in a private no through road in the hamlet of Chipperfield, close to the highly sought after Hertfordshire village of Sarratt. The property has countryside views, yet is convenient for facilities. Sarratt provides two popular pubs, a village shop/post office and village school. It is also close to Rickmansworth, Kings Langley, Chorleywood and Amersham, which offer a wide selection of amenities, shops, restaurants and supermarkets. The surrounding area has highly regarded schooling, both state and private. The M25 J.20 with the A.41 is 3.7 miles away. Kings Langley station for Main Line to Euston is 3.8 miles away and Chorleywood with Metropolitan and Chiltern Line services is 4.3 miles away.

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 should an offer be successful. 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 and proof of funds.



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