



**A BEAUTIFULLY PRESENTED FIVE BEDROOM, THREE BATHROOM DETACHED CHARACTER HOME WITH A SELF CONTAINED ANNEXE**

Wayside, Chipperfield, Kings Langley, WD4 9JJ

**ROBSONS**

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**TWO RECEPTION ROOMS • KITCHEN/DINING ROOM  
• UTILITY ROOM • BOOT ROOM • GUEST  
CLOAKROOM • PRINCIPAL BEDROOM WITH  
EN-SUITE • FOUR FURTHER BEDROOMS, ONE WITH  
EN-SUITE • FAMILY BATHROOM • SET WITHIN  
STUNNING GROUNDS OF 0.55 OF AN ACRE •  
ANNEXE WITH EN-SUITE • GARAGE/GYM •  
DRIVEWAY WITH OFF-STREET PARKING FOR  
MULTIPLE VEHICLES**

### Description

Wayside Cottage is a beautifully presented five-bedroom, four-bathroom detached character home with a self-contained annexe, situated in a highly sought-after village location and set within an impressive plot of approximately 0.55 of an acre.

Combining charming period character with contemporary styling, this exceptional family home offers spacious, light-filled accommodation finished to an outstanding standard throughout. The ground floor features a selection of elegant reception rooms that seamlessly flow into a stunning open-plan kitchen and dining area, complete with high-specification fittings and bi-fold doors opening onto the beautifully landscaped gardens, creating the perfect space for both everyday family living and entertaining. A separate utility room and boot room provide additional practicality, with direct access to the garden, while the double garage has been thoughtfully converted into a fully equipped home gym.













The first floor offers five generously proportioned bedrooms and three well-appointed bathrooms. The impressive principal suite boasts bespoke oak flooring and a bright, airy en-suite bathroom, creating a luxurious retreat.

Outside, the mature gardens are predominantly laid to lawn and are bordered by an attractive selection of established trees and shrubs, offering a high degree of privacy and seclusion. A spacious patio and raised decked seating area provide ideal spaces for al fresco dining and outdoor entertaining.

The property also benefits from a self-contained annexe complete with a kitchen and shower room, making it ideal for multi-generational living, guest accommodation or a home office.

To the front, a substantial gated driveway provides ample off-road parking for multiple vehicles, completing this exceptional village home.

### Location

Chipperfield is set within some of the most picturesque countryside with acres of woodland for keen walkers and horse riding. There are many active sports and social groups in the village, local pubs and village club, as well as an excellent primary school. Easy access to the M25, junction 20 and mainline railway stations at the nearby village of Kings Langley to London (Euston). Kings Langley is a picturesque Hertfordshire village, combining historic charm with modern living.

### Additional Information

Tenure: Freehold  
 Local Authority: Three Rivers District Council  
 Council Tax Band: G  
 Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 285525.



Approximate Gross Internal Area = 249.8 sq m / 2,689 sq ft  
 Garage = 31.4 sq m / 339 sq ft  
 Annexe = 35.7 sq m / 385 sq ft  
 Total = 317 sq m / 3,413 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ  
 Tel: 01923 285525 Email: [chorleywood@robsonswb.com](mailto:chorleywood@robsonswb.com)  
[www.robsonswb.com](http://www.robsonswb.com)



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