

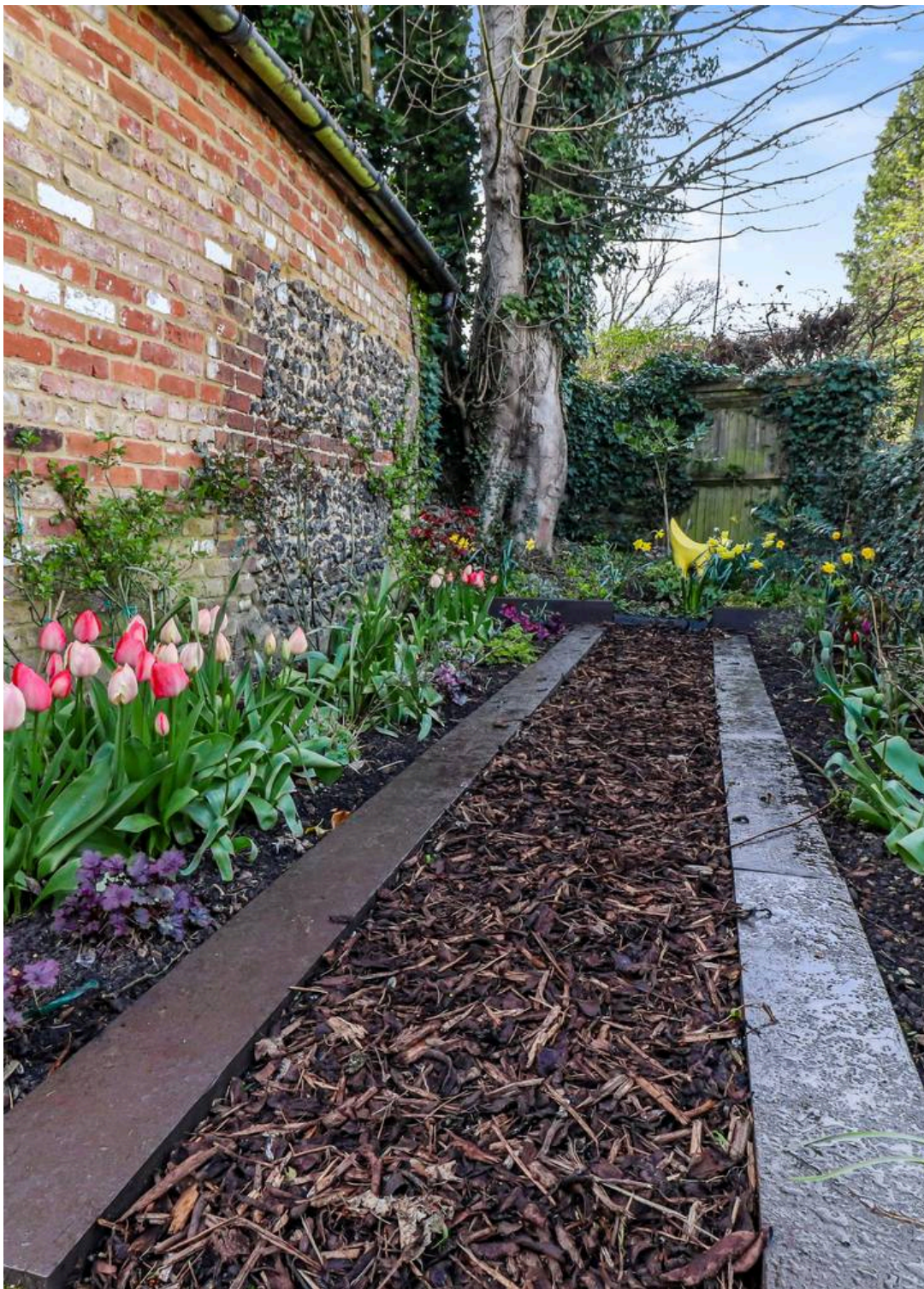


Windmill Cottage, The Common, Chipperfield

Guide Price £475,000

proffitt
& holt





Windmill Cottage

The Common, Chipperfield, Kings Langley

Proffitt and Holt are delighted to offer to the market this charming three double bedroom, early Victorian character cottage in the heart of Chipperfield village, benefitting from being just a short walk from the village Common and all its local amenities.

Chipperfield is an idyllic village boasting an array of countryside walks, bridle paths and far reaching views, whilst also benefitting from being within close proximity to the neighbouring villages of Sarratt and Kings Langley, which in turn benefit from a host of nearby transport links including the M1, M25, A41 and Kings Langley station – providing easy access in London.

The cottage is well presented and modernised throughout, whilst still retaining many period features.

With views to the woods and common, the sitting room has a large feature fireplace and original sash window. There is a kitchen/breakfast room which has been re-fitted and a separate boot room both with views to the rear garden. Stairs to the first floor, from the kitchen/breakfast room, lead to a spacious landing where there are three double bedrooms, with period features including fireplaces, and a spacious re fitted bath/shower room. The first-floor benefits from a flying freehold resulting in generous room sizes throughout.

To the rear there is a mature and low maintenance garden with a rear courtyard featuring a log store and with access to a flint outbuilding (currently used as a utility/store room) plus path to a rear patio and landscaped area with flower borders.

To fully appreciate what this unique and rarely available period property has to offer, please contact leading local agents Proffitt and Holt.



Windmill Cottage

The Common, Chipperfield,
Kings Langley

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.

- Three Bedrooms
- Period Property - Early Victorian Build
- Beautiful Location in the Highly Sought-After Chipperfield Village
- Uninterrupted Views to the Front
- Walking Distance to the Village Common
- Flying Freehold Offering Generous Room Sizes
- Leasehold Property with 900 Plus Years Remaining
- Generous and Traditional Bathroom Suite
- Character Features Throughout
- Rear Courtyard + Landscape Area - Featuring: Log Store, Access to Flint Outbuilding, Path to Rear Patio and Landscape Area with Flower Borders





General Information

EPC - Energy Efficiency Rating: E

Agent Note: Since the EPC was carried out owners have installed loft insulation, which would improve the energy rating - and a new EPC carried out would show this.

Council Tax Band: D

Tenure: Leasehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

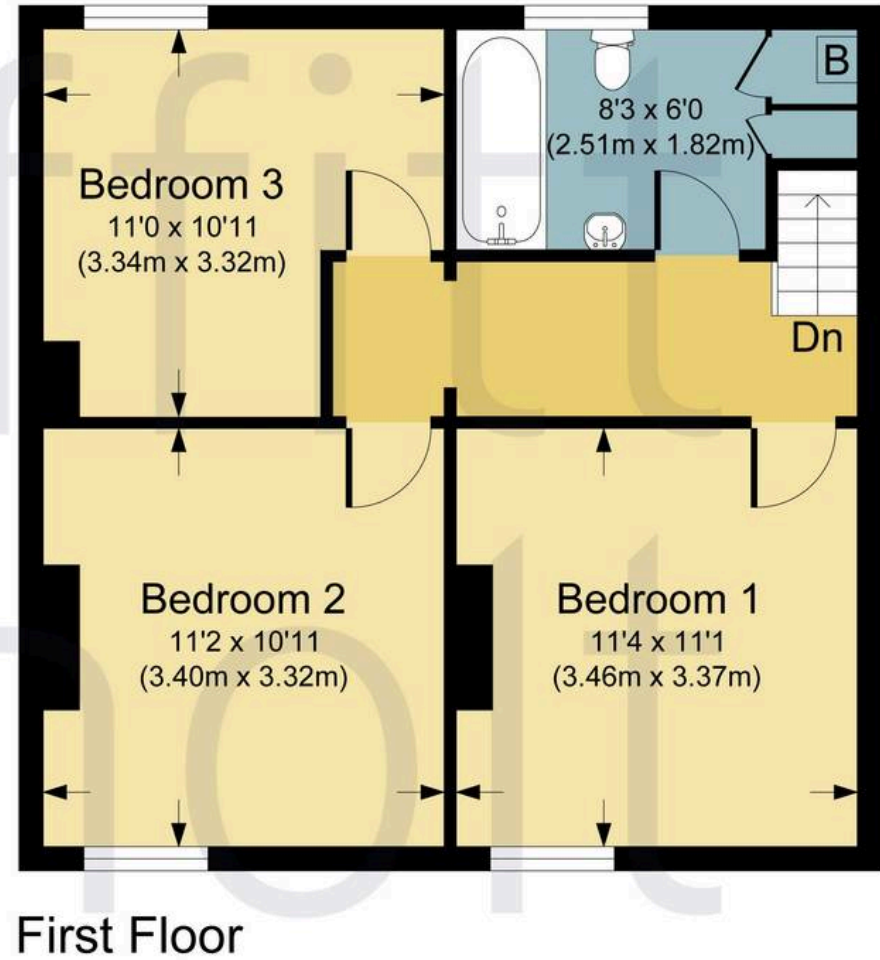
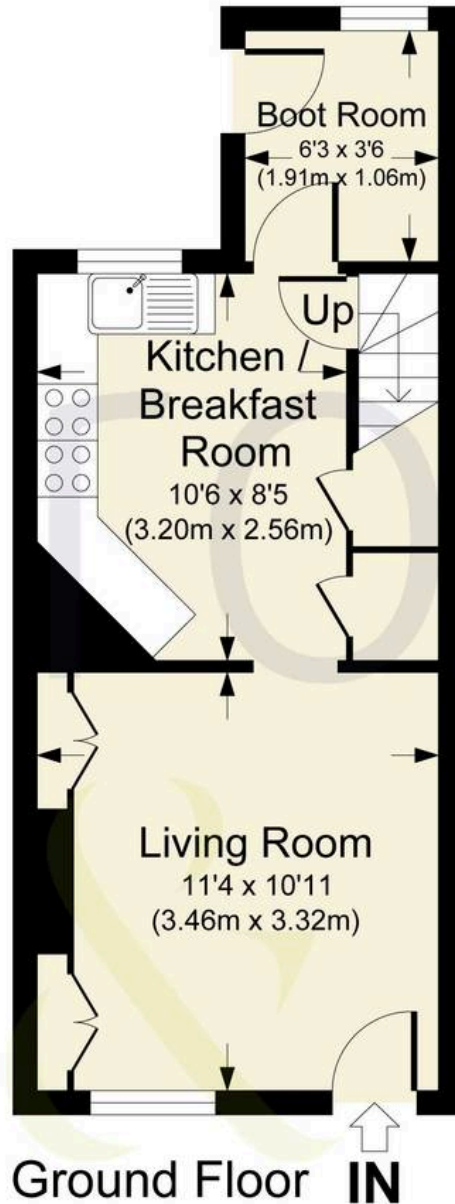
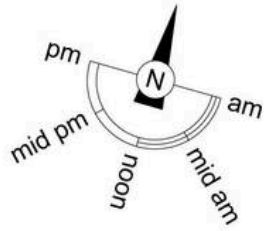
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







WINDMILL COTTAGES, WD4

APPROX. GROSS INTERNAL FLOOR AREA 816.22 SQ FT / 75.83 SQ M.

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Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

