



Abbots Road, Abbots Langley

In Excess of £1,850,000

proffitt
& holt





Abbots Road

Abbots Langley



An exceptional five bedroom detached residence offering over 4,500 sq ft of luxurious accommodation, finished to an outstanding specification throughout and thoughtfully designed for modern family living. Ideally positioned within walking distance of Abbots Langley High Street and Kings Langley Railway Station, this remarkable home combines cutting-edge technology, eco-conscious living, and elegant contemporary design.

The property features an impressive open-plan layout that creates an ideal environment for both everyday family life and large-scale entertaining. Expansive reception and dining areas flow seamlessly into a stunning bespoke kitchen space with Crittall style bi-fold doors connecting you directly to the garden. This is complemented by a separate utility room and guest W/C, as well as a comfortable TV room.

All five bedrooms are generously proportioned and benefit from stylish contemporary en-suite bathrooms, while two of the principal suites also enjoy beautifully appointed dressing rooms.

Externally, the home continues to impress with an approximately 200ft fully landscaped rear garden backing onto open fields, providing a peaceful and private setting. Designed with entertaining in mind, the outdoor space includes a superb outdoor kitchen, jacuzzi area, and multiple outbuildings offering excellent annexe potential or versatile additional accommodation.

Approached via a gated driveway with parking for approximately eight vehicles, this fully automated smart home delivers an outstanding blend of luxury, efficiency, and practicality in one of Hertfordshire's most desirable locations.



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Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- Exceptional Specification Throughout
- Fully Automated And Eco Friendly
- 5 Spacious Bedrooms - All With Contemporary En-Suites - 2 With Dressing Rooms
- In Excess Of 4,500 Square Feet
- 200Ft Fully Landscaped Rear Garden Backing On To Fields
- Particularly Spacious Open-Plan Design - Family Friendly And Excellent For Entertaining
- Gated Driveway With Parking For Around 8 Vehicles
- Multiple Outbuildings (Annexe Potential), Outdoor Kitchen and Jacuzzi Area
- Utility Room, Home Office, Guest WC
- Walking Distance To Abbots Langley High Street And Kings Langley Train Station





FULL SPEC LIST:

Fully Automated Smart Home

Elan app which is compatible with Alexa lets you control: Heating (underfloor on the ground floor and in all en-suites), air source heat pumps (2 pumps in garden), all lighting, electric blinds, CCTV, speakers in all rooms, TV in main family room, projector and screen in TV room, climate control, intercom and electric vehicle gate plus pedestrian gate.

Premium kitchen appliances, including insinkerator waste disposal and Qooker tap supplying, boiling, filtered and sparkling water.

Concealed bar in kitchen with lighting and wine fridge.

Hot tub sunken in to decking.

Bespoke carpentry throughout.

Both outbuildings have power, lighting and internet access.

Air con to downstairs bedroom.

28 solar panels with batteries supplying 60% of the homes electricity.

Tenure: Freehold

Council Tax Band: G

EPC - Energy Performance Rating: D

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.



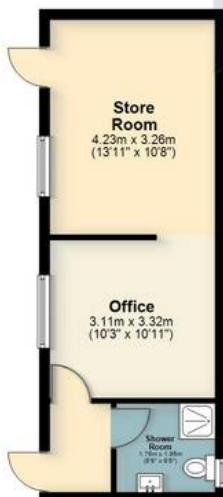
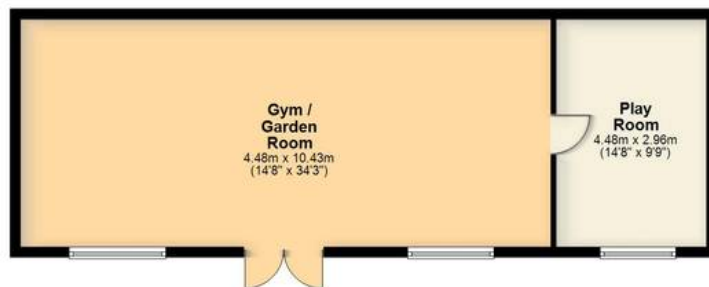






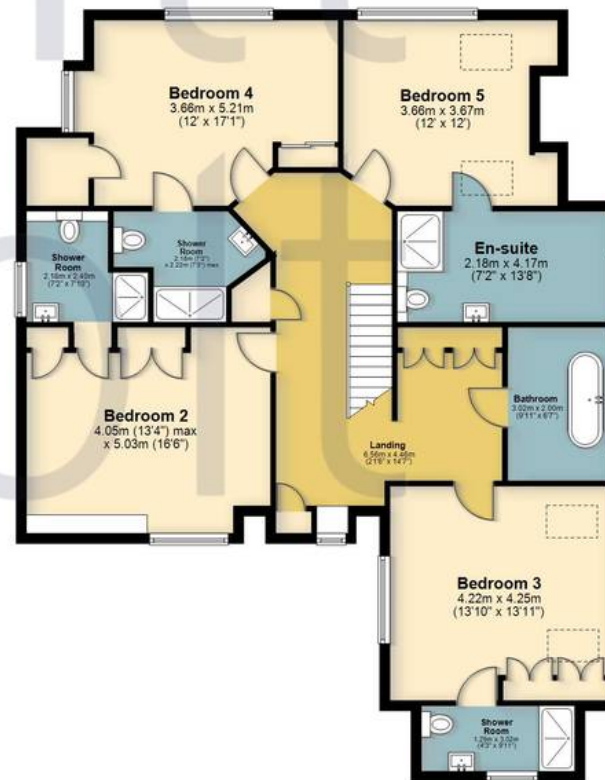
Ground Floor

Approx. 297.1 sq. metres (3197.7 sq. feet)



First Floor

Approx. 126.3 sq. metres (1359.5 sq. feet)



Total area: approx. 423.4 sq. metres (4557.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited. Plan produced using PlanUp.





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