



# Scatterdells Lane, Chipperfield

Guide Price £950,000

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& holt





## Scatterdells Lane

Chipperfield, Kings Langley



We are delighted to introduce this well presented four-bedroom detached family home, beautifully situated in the sought-after village of Chipperfield. This rarely available family home is priced to sell and offers excellent value spanning over 2000 square feet of accommodation, seamlessly blending contemporary design with luxurious finishes.

Upon entering, you are welcomed by a spacious hallway that leads to the heart of the home - a truly stunning open-plan living area featuring a striking vaulted ceiling, which floods the space with natural light and creates an airy, inviting atmosphere ideal for both relaxing and entertaining. The bespoke Alno kitchen is a chef's dream, boasting elegant quartz worktops, ample storage, and is perfectly complemented by an adjacent dining space that encourages sociable family meals. The accommodation also features a further reception room currently used as a cinema providing the ultimate home entertainment experience for family movie nights or entertaining guests. Each of the four bedrooms is generously proportioned, offering versatile accommodation that can be tailored to suit your lifestyle, whether you require a home office, guest room, or playroom. The bathrooms are finished to an exceptional standard, featuring luxurious Hans Grohe Axor fittings and the comfort of underfloor heating, ensuring a spa-like experience every day. Technology enthusiasts will appreciate the integrated Sonos and Speaker Craft ceiling speaker system, delivering high-quality audio throughout the living spaces.

Practicality is also at the forefront, with ample off-street parking for at least six cars and an electric car charger, catering for modern family needs. The property's location is another key highlight, being just moments from picturesque countryside walks and the tranquil expanse of Chipperfield Common, while also benefitting from the welcoming community and amenities of the village. Viewing is highly recommended to fully appreciate the exceptional standard of accommodation and impressive features on offer in this wonderful family home.



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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.

- FOUR-BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN-PLAN LIVING AREA WITH VAULTED CEILING
- CINEMA/RECEPTION ROOM WITH CEILING-MOUNTED PROJECTOR, MOTORISED 7' SCREEN
- BESPOKE ALNO KITCHEN WITH QUARTZ WORKTOPS
- LUXURIOUS BATHROOMS FEATURING UNDERFLOOR HEATING, HANS GROHE AXOR FITTINGS
- SONOS AND SPEAKER CRAFT CEILING SPEAKER SYSTEM
- AMPLE OFF-STREET PARKING FOR AT LEAST SIX CARS & ELECTRIC CAR CHARGER
- LANDSCAPED GARDEN
- NEAR COUNTRYSIDE WALKS AND CHIPPERFIELD COMMON
- SOUGHT AFTER VILLAGE OF CHIPPERFIELD





## General Information

EPC - Energy Efficiency Rating: D

EPC- Environmental Impact Rating: E

Council Tax Band: G

Tenure: Freehold

## 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.



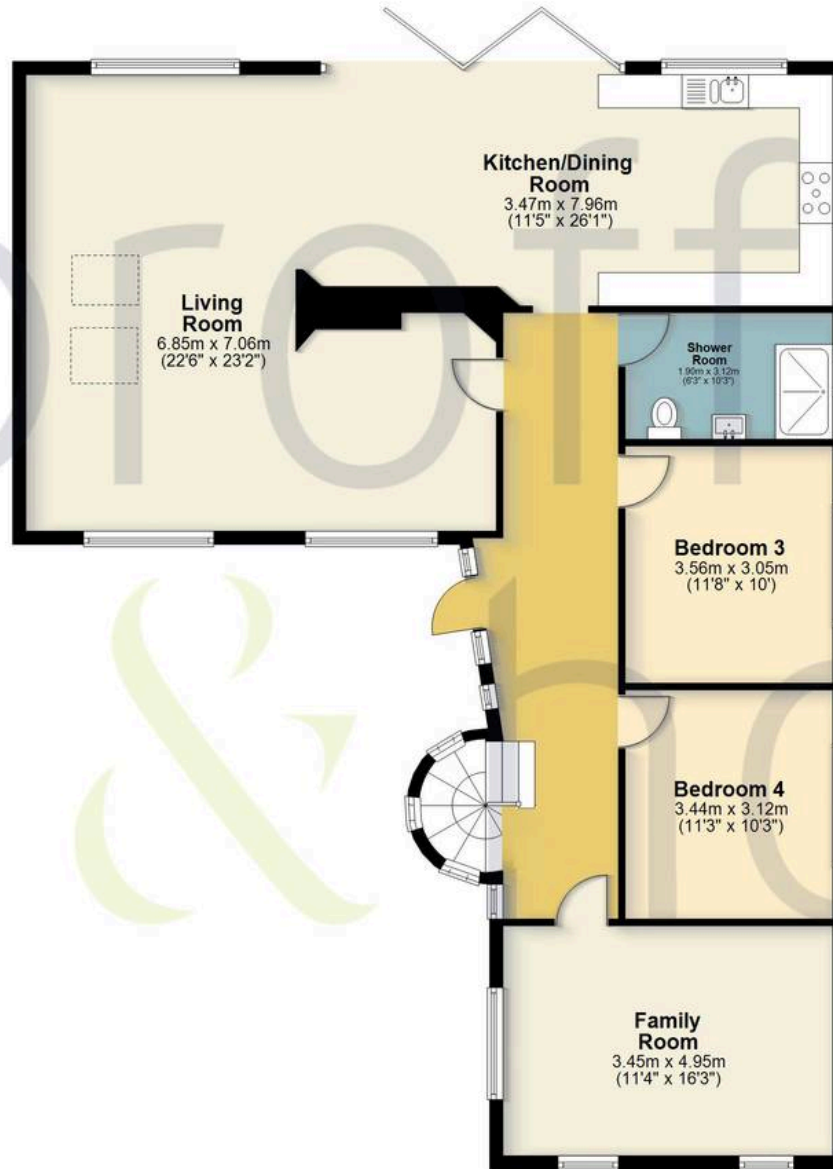
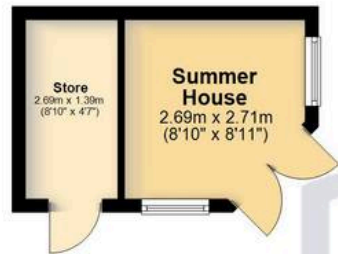




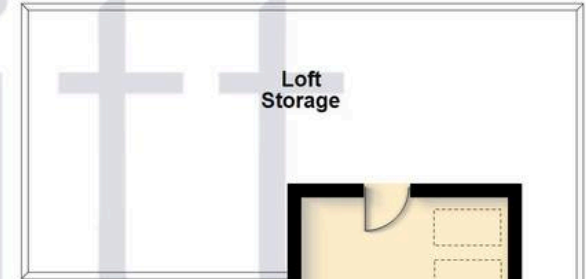




**Ground Floor**  
Approx. 143.1 sq. metres (1540.2 sq. feet)



**First Floor**  
Approx. 49.8 sq. metres (536.1 sq. feet)  
(excluding Loft Storage)



Total area: approx. 192.9 sq. metres (2076.3 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.





# Proffitt & Holt

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