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Chipperfield

PRICE GUIDE £995,000

Chipperfield

PRICE GUIDE

£995,000

We are absolutely thrilled to be trusted with the sale of this stunning family home in Chipperfield with far reaching views to the front. Offered for sale with complete upper chain the property is presented in excellent decorative order to include two reception rooms, study, 'eat-in' kitchen/diner, four bedrooms and 2 bathrooms.



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Langley Road, Chipperfield, Kings Langley, WD4

Approximate Area = 1661 sq ft / 154.3 sq m (excludes carport)

For identification only - Not to scale



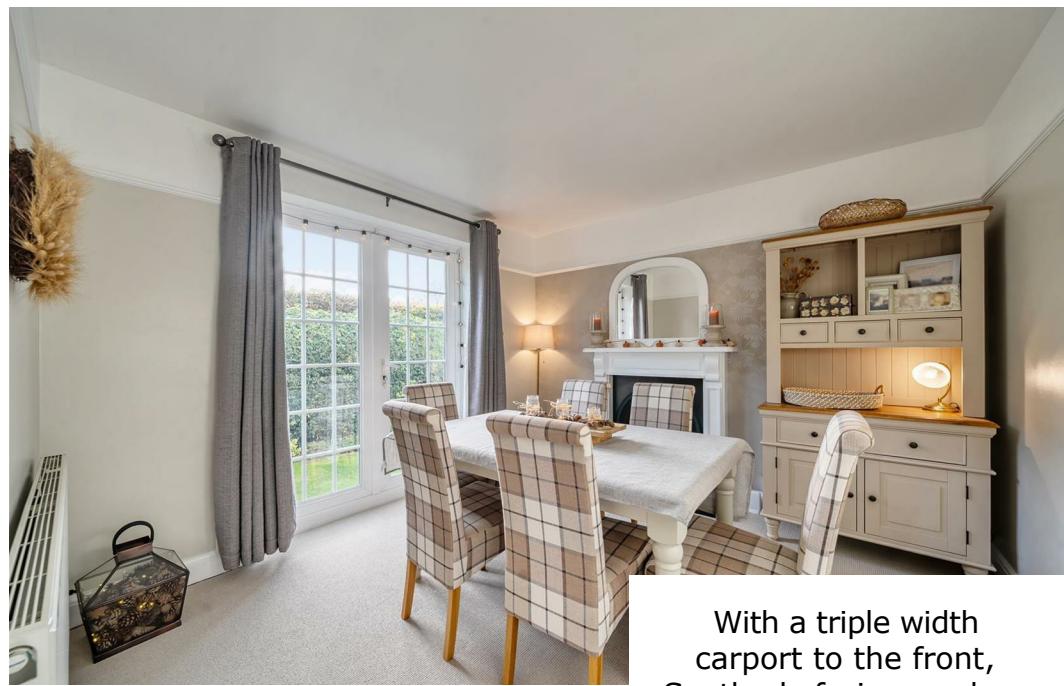
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sterling Homes. REF: 1374179



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





With a triple width carport to the front, Southerly facing gardens and stunning views over open fields.



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Ground Floor

The front door opens to an entrance hall which has wide plank engineered oak flooring, stairs rising to the first floor and doors opening to all ground floor accommodation. The cloakroom is fitted with a white two piece suite which there is also a dedicated home office in addition to the two main reception rooms. The principal reception room is dual aspect with a window to the side and French doors opening to a wonderful entertaining courtyard with pergola over. This room also boasts a cast iron wood burning stove for those cosy nights in! The dining room also has French doors opening to a third garden space where there is a brick built BBQ and seating space. The kitchen has been fitted with a comprehensive range of base and eye level units to include several drawers and space for a range of appliances. The kitchen is large enough to accommodate table and chairs and has French doors opening to the main garden area. The kitchen is further complimented by a separate utility room.

First Floor

A spacious landing area has stairs spitting off to two directions. To one side is the magnificent fourth bedroom which also benefits from a dual aspect with a window to the rear and bi-folding doors opening to the covered balcony which gives the very best views over the open fields to the front. To the other side of the landing doors open to a further three double bedrooms and to the family bathroom which has been fitted with a luxuriously appointed four piece suite to include a freestanding bath and separate shower cubicle. The principal bedroom boasts both a double width fitted wardrobe and a clever multi functional dressing room/ensuite which has a double width shower and sliding doors opening to an extensive wardrobe and storage space.

Outside

There is a triple width carport for parking with a door opening to a pathway that leads to the front door. The beautifully manicured garden is mainly laid to lawn with a range of mature specimen trees and planting and fully enclosed by fencing. Directly from the French doors from the kitchen/diner is a decked area making an ideal spot for al-fresco entertaining. To one corner of the garden is a garden shed and to the other is a well appointed pitched roof cabana with its own wood burning stove.

The Location

One of Hertfordshire's most picturesque and sought after villages, pleasantly set on the edge of the Chilterns and a short walk of the village. Chipperfield village is centred around the Common which extends to over 100 acres, principally woodland, providing lovely walks, bridle paths and a fine cricket pitch. The village has a historic church, pubs and village shops. Watford, Hemel Hempstead and Berkhamsted provide supermarkets and more comprehensive shopping facilities.

Chipperfield is within easy access of the M1, M25 and M40 motorways providing good communication to all parts of the country. The property is approximately 15 minutes from Chorleywood tube and mainline station and also 10 minutes from the London Euston rail connection at Kings Langley.

There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School.

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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