



Bucks Hill, Kings Langley

Guide Price £1,650,000

proffitt
& holt





Bucks Hill

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available and attractive, three bedroom Grade 2 Listed and timber framed period property dating back to the mid to late 17th century. Set within approximately 5 acres with the option to purchase additional land upon request, this property offers both versatile and flexible accommodation throughout. To the ground floor the accommodation is littered with period features and boasts a vaulted reception room with wooden flooring, a bay window, and a striking open fireplace, along with a separate dining room that includes wooden flooring and a feature inglenook fireplace.

Externally the property is being sold with approximately 5 acres of land and there is also the potential to purchase more (contact Proffitt and Holt for more info). The property is approached via double gates over a gravelled driveway providing private parking and giving access to a large garage with storage above. Further gates then lead through to a large parking area as you approach a timber stable block - ideal for those seeking equestrian facilities. The formal garden to front and rear is laid mainly to level lawn bordered by well-stocked flower/shrub beds with a garden pond. The front aspect is accessible from the reception and dining rooms and to the rear is a large terrace and a swimming pool with paved surround. The outside space is an ideal setting for entertaining and al fresco dining and enjoys far-reaching views over the property's stock-fenced pasture and surrounding green belt land, ideal for walking and riding. The land is a potential development opportunity STPP.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





Bucks Hill

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. Council Tax band: G

Tenure: Freehold

- Grade 2 Listed
- Three Bedrooms
- Detached
- Sought After Location, Bucks Hill
- Approximately Five Acres of Land (Option to Purchase More)
- Stables/Equestrian Facilities
- Swimming Pool
- Garage
- Period Property Dating Back to 17th Century





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

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

For broadband and mobile speeds see;

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











Ground Floor

Approx. 183.2 sq. metres (1971.4 sq. feet)



First Floor

Approx. 93.3 sq. metres (1004.5 sq. feet)



Total area: approx. 276.5 sq. metres (2976.0 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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