

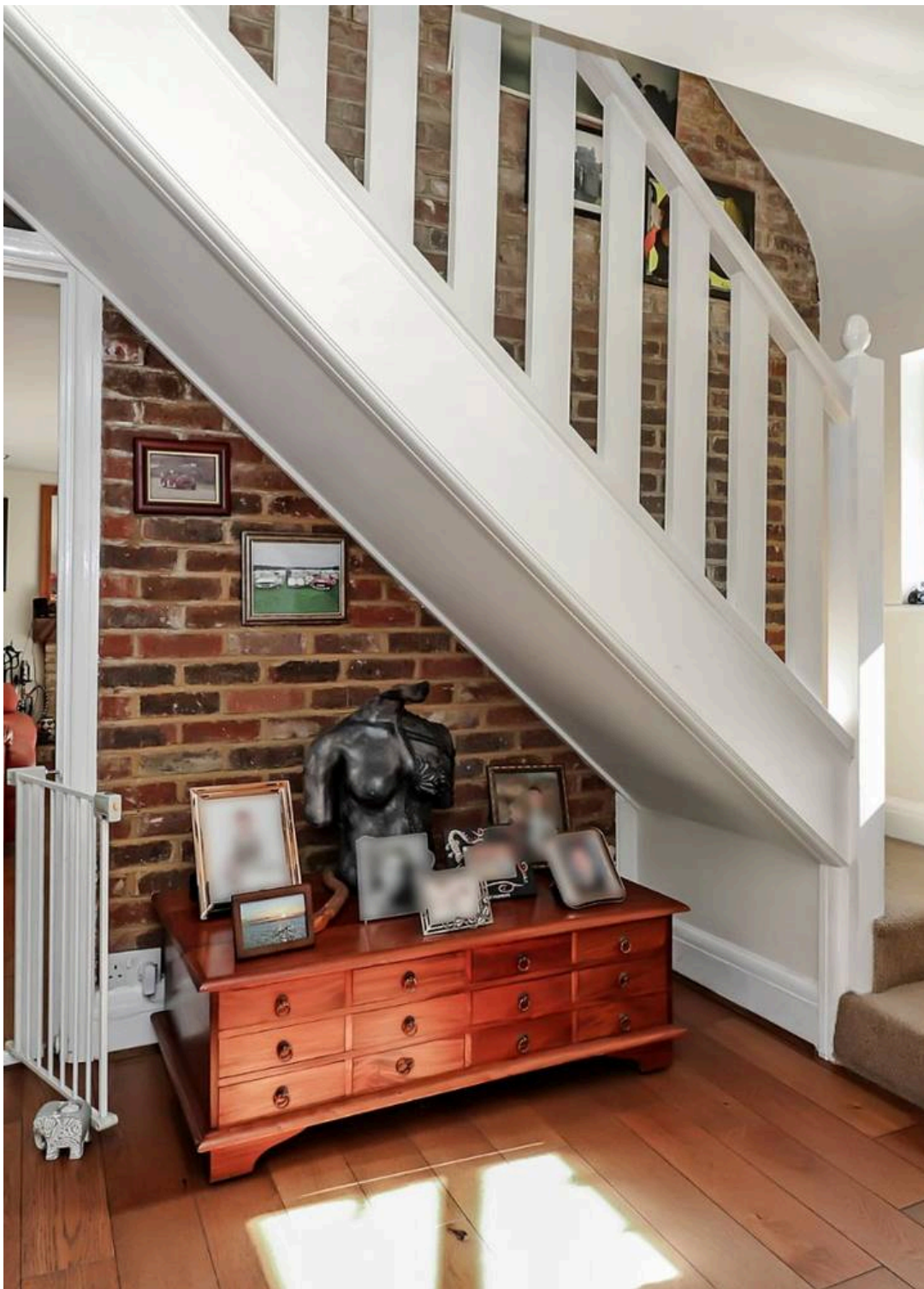


# Penmans Hill, Chipperfield

Guide Price £900,000

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& holt





## Penmans Hill

Chipperfield, Kings Langley

Nestled within woodlands on Penmans Hill, this private and secluded detached home is located in the Hamlet of Belsize, in between the villages of Chipperfield and Sarratt.

This four bedroom family property briefly has 3 reception rooms, mature gardens and double garage, benefitting from being sold with no onward chain.

To the ground floor there is a spacious entrance hall with cloakroom leading to 18ft lounge with open fire, fitted kitchen with integrated dishwasher and utility providing space for washing machine and tumble dryer. There is a separate dining room and conservatory which completes the downstairs accommodation. On the first floor there is a spacious master bedroom with en suite and a wonderful balcony overlooking the gardens and woodlands below. There are three further bedrooms with eaves storage and family bathroom.

Woodruff benefits from established private gardens with double garage and is surrounded by woodland and paddocks. Footpaths into Chipperfield Common and woods are immediately accessible from the end of the drive.





## Penmans Hill

### Chipperfield, Kings Langley

Chipperfield is also set within some of the most picturesque countryside in the county with over 100 acres of woodland providing a fabulous amenity for those keen on walking and horse riding. There are many active sports and social groups within the village, four popular pubs and 'the village club' Blackwells, which has busy café/bar and bistro.

Chipperfield has a number of local shops catering for daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within 7 and 6 miles drive respectively.

For the commuter, Kings Langley mainline station provides a service into London (Euston approx. 30 mins) and Junction 20 of the M25 is approx. 3.5 miles distant.



- DOUBLE GARAGE
- UTILITY ROOM
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS \* EN SUITE
- CONSERVATORY
- ESTABLISHED GARDENS
- WOODLAND SETTING





## General Information

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

## 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:

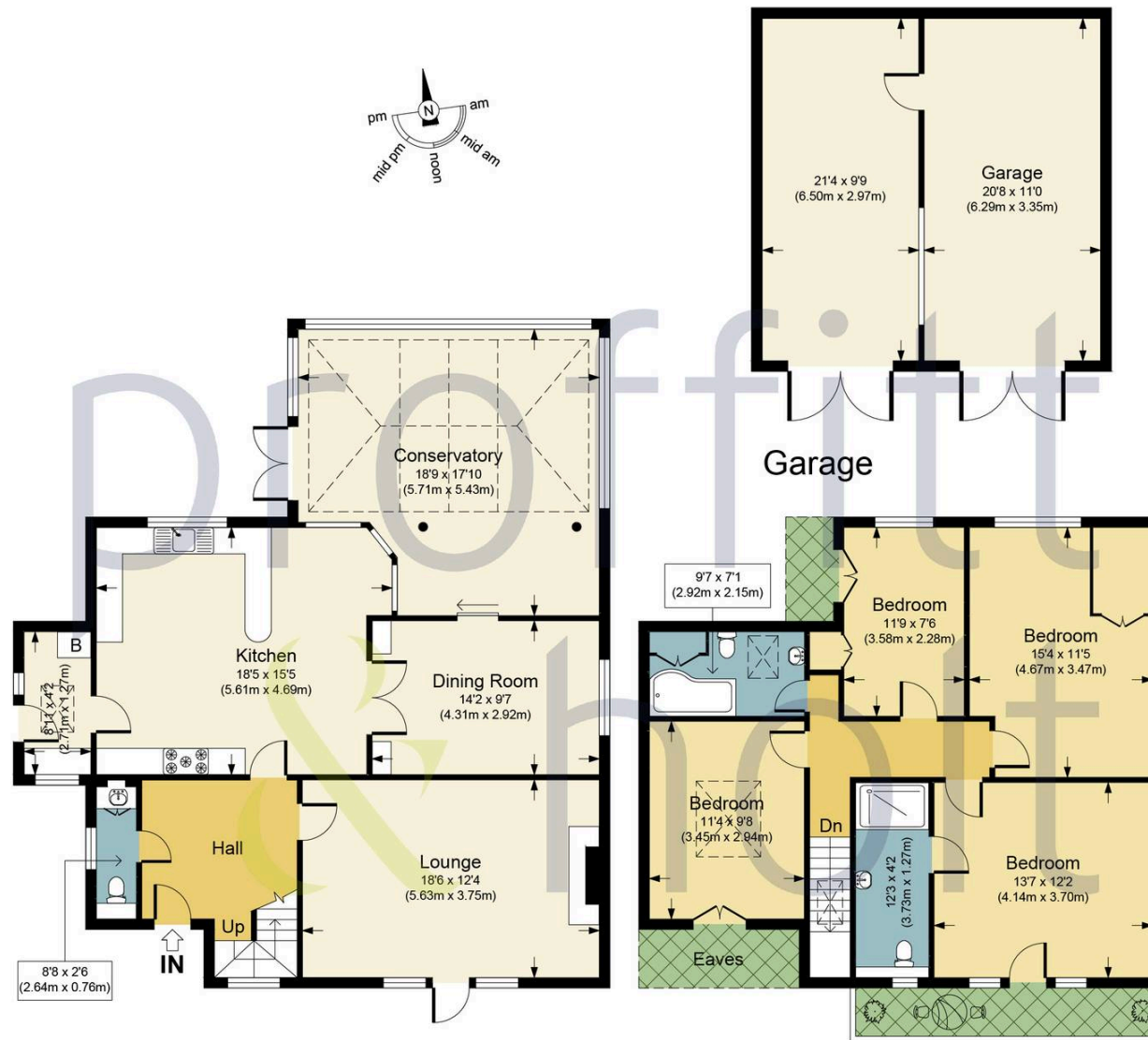
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

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







Ground Floor

First Floor

WOODRUFF, WD4

APPROX. GROSS INTERNAL FLOOR AREA 2332.43 SQ FT / 216.69 SQ M. INC. GARAGE

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