



Hazel Grove, Wayside, Chipperfield

In Excess of £1,750,000

proffitt
& holt





Hazel Grove, Wayside

Chipperfield, Kings Langley



Nestled within beautifully established grounds in the heart of the highly sought-after village of Chipperfield, this impressive, detached family home offers an enviable blend of character, space and versatility. Set behind gates and a generous frontage, surrounded by mature gardens, the property presents a rare opportunity to acquire a substantial home in one of Hertfordshire's most desirable village locations. The main residence provides spacious and well-balanced accommodation extending to over 3,400 sq ft, perfectly suited to modern family living. At its heart are a selection of elegant reception rooms, ideal for both everyday living and entertaining, complemented by a well-appointed kitchen/breakfast room and a practical ground-floor study/bedroom. The first floor offers generous bedrooms, including a superb principal bedroom with en-suite, together with a family bathroom which serves the remaining bedrooms.

A particular feature of the property is the one-bedroom self-contained annex, providing flexible accommodation for multi-generational living, guest accommodation, or home office/salon.

Externally, the property truly comes into its own with a beautifully maintained lawn which leads to the entrance of the front entrance, creating an attractive approach to the property. Mature shrubs and established planting frame the house entrance, enhancing both privacy and kerb appeal. The beautifully landscaped rear garden is a true highlight of the property, offering a private and well-established outdoor retreat. Thoughtfully designed and meticulously maintained, it provides the perfect setting for both entertaining and enjoying relaxing moments. To the rear of the garden there is a charming, raised seating area which creates a tranquil haven, surrounded by striking mature palm trees that lend an attractive and exotic feel to the space. The idyllic outlook can be appreciated from the kitchen, where the view across the garden provides a wonderful back drop throughout the seasons. Further benefits include a substantial double garage, which provides excellent versatility, accommodating two vehicles whilst still offering space for storage. In addition, there is an extensive driveway to the front of the property which provides generous off-road parking for several vehicles. There is also additional parking to the side of the property ideal for larger households or visiting guests.



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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.

- A Stunning Five/Six Bedroom Detached Family Home
- Three Reception Rooms
- Modern Kitchen/Breakfast Room
- Four Bathroom Facilities
- A Separate Self-Contained One Bedroom Annex
- Stunning Gardens and Grounds
- Double Garage
- Study/Bedroom Six In Main House
- Quiet And Secluded Village Location
- Ample Driveway Parking





General Information

EPC – Energy Efficiency Rating: C

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. 236.2 sq. metres (2542.4 sq. feet)



First Floor
Approx. 83.5 sq. metres (899.1 sq. feet)



Total area: approx. 319.7 sq. metres (3441.5 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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