



Cluden, Rucklers Lane, Kings Langley, WD4 9ND

sewell &
gardner



The property

An exceptional five-bedroom detached residence, originally built in the 1930s, offering spacious and versatile accommodation arranged over two floors. Set within a generous and beautifully established plot, the property enjoys a secluded position within this highly desirable location and provides an impressive combination of character, flexibility and modern family living.

Upon entering, a welcoming reception hall provides access to two generously proportioned reception rooms, offering excellent space for both formal entertaining and relaxed family life. At the heart of the home is the impressive kitchen/diner, thoughtfully designed as a central hub for everyday living and entertaining. Featuring modern fittings and direct access to the beautiful gardens, this spacious room enjoys a wonderful connection with the outside.

The ground floor further benefits from two well-proportioned bedrooms, both with en-suite facilities, providing superb flexibility for guests, extended family or multi-generational living. A useful utility room and additional downstairs cloakroom complete the ground floor accommodation.

To the first floor is the luxurious principal bedroom, complete with an en-suite bathroom and dedicated dressing area, creating a private and peaceful retreat. Two further well-proportioned bedrooms, one of which benefits from its own en-suite bathroom, are complemented by a contemporary family bathroom, providing comfortable and versatile accommodation for the whole family.

Outside, the property is approached via a secluded lane and occupies a wonderfully mature and private plot. The established grounds provide a peaceful setting and offer a high degree of privacy, while an impressive range of outbuildings significantly enhances the property's versatility. These include a home office, snug, triple carport and garage, providing excellent options for working from home, leisure, storage and parking. There is also plenty of potential to enhance and extend the property.

To the front, a substantial driveway provides ample off-street parking for multiple vehicles, while the extensive grounds and additional outbuildings further enhance the versatility of this particularly rare property. The carport also presents an exciting opportunity for conversion into an annexe, with planning permission having previously been granted, although this has since lapsed.

Overall, this impressive home offers generous accommodation, excellent flexibility and a wealth of additional space, all set within a secluded and beautifully established plot.

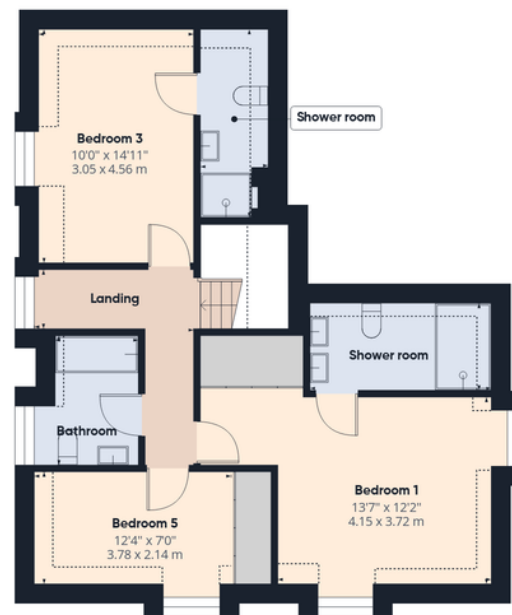




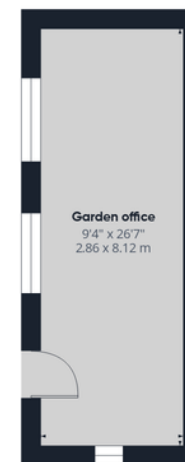




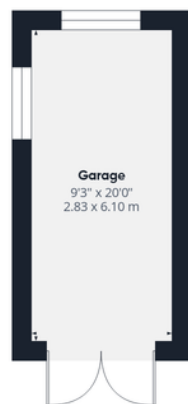
Floor 0 Building 1



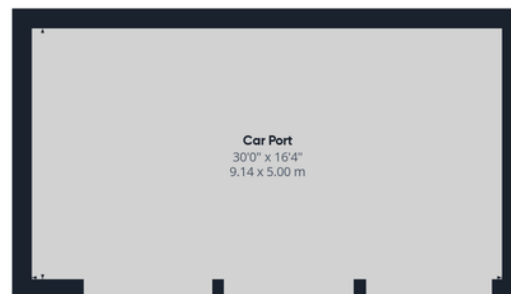
Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area⁽¹⁾

3732 ft²

346.4 m²

Reduced headroom

121 ft²

11.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Area Information

Kings Langley is a charming and historic village situated between Watford and Hemel Hempstead. The village offers an appealing combination of traditional character, excellent transport links and a strong community atmosphere, making it a highly desirable location for families and commuters alike. The historic High Street provides a selection of local shops, cafés, pubs and everyday amenities, while the surrounding countryside and waterways offer plenty of opportunities for walking and outdoor pursuits.

.The Grand Union Canal and River Gade run through the area, providing picturesque waterside walks and cycling routes, while Kings Langley Common and the surrounding countryside offer further green open spaces to enjoy. The village also has an active community, with several sporting clubs, societies and regular local events throughout the year.

For commuters, Kings Langley railway station provides direct services towards London Euston, while the village is particularly well placed for access to the M1 and M25 motorway networks. This excellent connectivity makes it possible to enjoy the benefits of village life while remaining within easy reach of London, and the wider Hertfordshire area.

- 0.7 miles to Apsley Station
- 1.9 miles to Kings Langley High Street
- Nearest Motorway: 2.8 miles to M25

Local Authority: Dacorum Borough Council
 Council Tax: F
 Approximate floor area: 3,732 sq ft
 Tenure: Freehold

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current	Potential
77 C	82 B

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