



Lavender Cottage, Dunny Lane, Chipperfield

In Excess of £1,750,000

proffitt
& holt





Lavender Cottage Dunny Lane

Chipperfield, Kings Langley



We are delighted to introduce this impressive four bedroom detached residence dating back to the late 18th Century and boasting an array of period features throughout. The property (which is of historical interest and one of Chipperfield's oldest properties) is ideally situated on the highly sought-after road of Dunny Lane in the picturesque village of Chipperfield.

The accommodation itself is spacious and thoughtfully arranged, offering an ideal blend of family comfort and modern convenience. Upon entering, you are welcomed by a bright and airy entrance hall that leads to a generous lounge, perfect for relaxing or entertaining guests. The heart of the home is the beautifully appointed kitchen and breakfast room, which is well-equipped and enjoys ample space for casual dining, complemented by a separate utility room and downstairs shower room for added practicality. The ground floor also offers a versatile dining room and an additional reception room that could serve as a sitting room, a study or playroom. Upstairs, the property boasts four well-proportioned bedrooms, each offering comfortable accommodation for family or guests. The principal suite benefits from its own en suite bathroom, while two further bathrooms ensure convenience for the whole household. The interiors are immaculately presented throughout, with a neutral décor that allows you to move straight in or personalise to your own taste. The property also features a detached triple garage (plus car port), providing an abundance of secure/covered parking and storage as well as a fully powered home office and separate WC. Located within easy reach of local amenities, schools and transport links, this home offers a wonderful opportunity for families seeking space, versatility and a prestigious address.

Viewing is highly recommended to truly appreciate all that this superb property has to offer.



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Externally the property boasts a generous plot of approximately 2/3 of an acre with stunning views over countryside (particularly when looking back at the house from the rear garden). The grounds are a real 'must see' and there is ample entertaining space via the extensive paved patio seating area which complement the truly stunning, mature and landscaped gardens.

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

- Four Bedroom Detached
- Dunny Lane, Chipperfield
- Generous Gardens with Far Reaching Views
- Detached Triple Garage Plus Car Port
- Three Bathrooms
- Kitchen/Breakfast Room
- Home Office
- House of Historical Interest
- Approximately 2/3 of an Acre
- Original Part of the House Dating back to Late 18th Century





LOCATION

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.

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/>

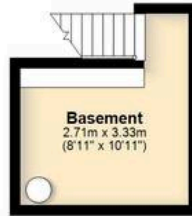
Fixtures and Fittings

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

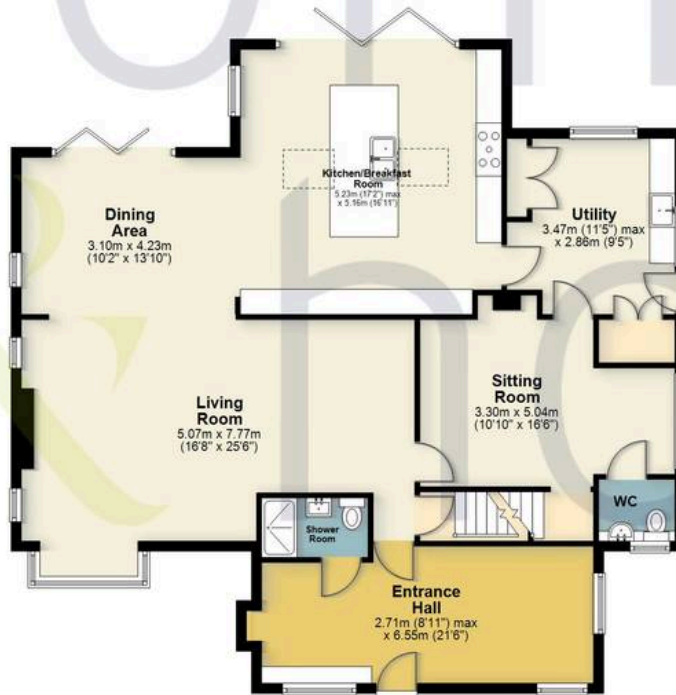




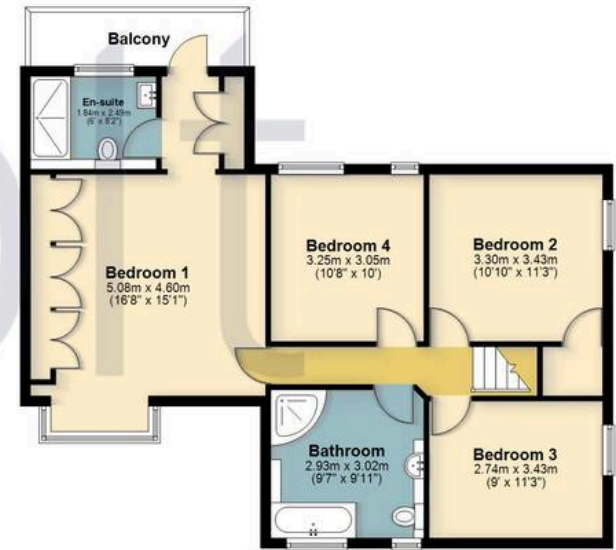
Basement
Approx. 10.0 sq. metres (107.2 sq. feet)



Ground Floor
Approx. 236.2 sq. metres (2542.7 sq. feet)



First Floor
Approx. 76.2 sq. metres (820.0 sq. feet)



Total area: approx. 322.4 sq. metres (3469.9 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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