



Birch Lodge, Megg Lane, Chipperfield  
£1,250,000

proffitt  
& holt





## Birch Lodge, Megg Lane

Chipperfield, Kings Langley

Nestled in a truly idyllic setting, this charming three-bedroom detached home occupies an exceptional plot of approximately 1.3 acres, accessed via a long private driveway and surrounded by picturesque open fields. Situated along one of Chipperfield's most sought-after private roads, the property offers an enviable blend of privacy, countryside living, and exciting future potential. Planning permission has been granted for an additional storey over an existing single-storey dwelling house, providing approximately 2,300 sq.ft. of extra living space. The additional storey can be constructed using the existing foundations. Set on a plot measuring 1.4 acres. This three-bedroom bungalow has underfloor heating and is accessed by a long driveway that winds through the grounds to the residence, which includes a private patio garden. Three stables included.

Beautifully presented throughout, the current accommodation comprises three generous double bedrooms, including a principal bedroom with en-suite shower room, alongside spacious and well-balanced living accommodation. The heart of the home is the stylish open-plan kitchen/dining room, providing an ideal space for modern family living and entertaining. Externally, the grounds include a variety of useful outbuildings, offering excellent versatility for storage, workshops, home offices, or potential ancillary uses (subject to any necessary consents). The expansive gardens and surrounding countryside create a peaceful and secluded environment rarely available within such a desirable village setting.

Located in the heart of the highly regarded village of Chipperfield, renowned for its village green, common, independent amenities, excellent schooling, and convenient access to nearby towns and transport links, this is a rare opportunity to acquire a beautifully maintained home with significant scope to create a truly exceptional country residence.

Early viewing is highly recommended to fully appreciate the setting, potential, and lifestyle on offer.



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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.

- Planning Permission Granted For First Floor Extension - see adjacent main photo
- Secluded Location Accessed Via Long Driveway and Surrounded By Picturesque Fields
- Popular Private Road In Beautiful Village Of Chipperfield
- Plot Measuring Approx. 1.3 Acres
- 3 Double Bedrooms - Master With En-Suite
- Multiple Outbuildings
- Tastefully Decorated Throughout
- Open Plan Kitchen-Diner
- Wonderful Opportunity To Create Grand Detached Home of Approx. 2300 Sq. Ft.





## General Information

EPC - Energy Efficiency Rating: B

Council Tax Band: A

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.



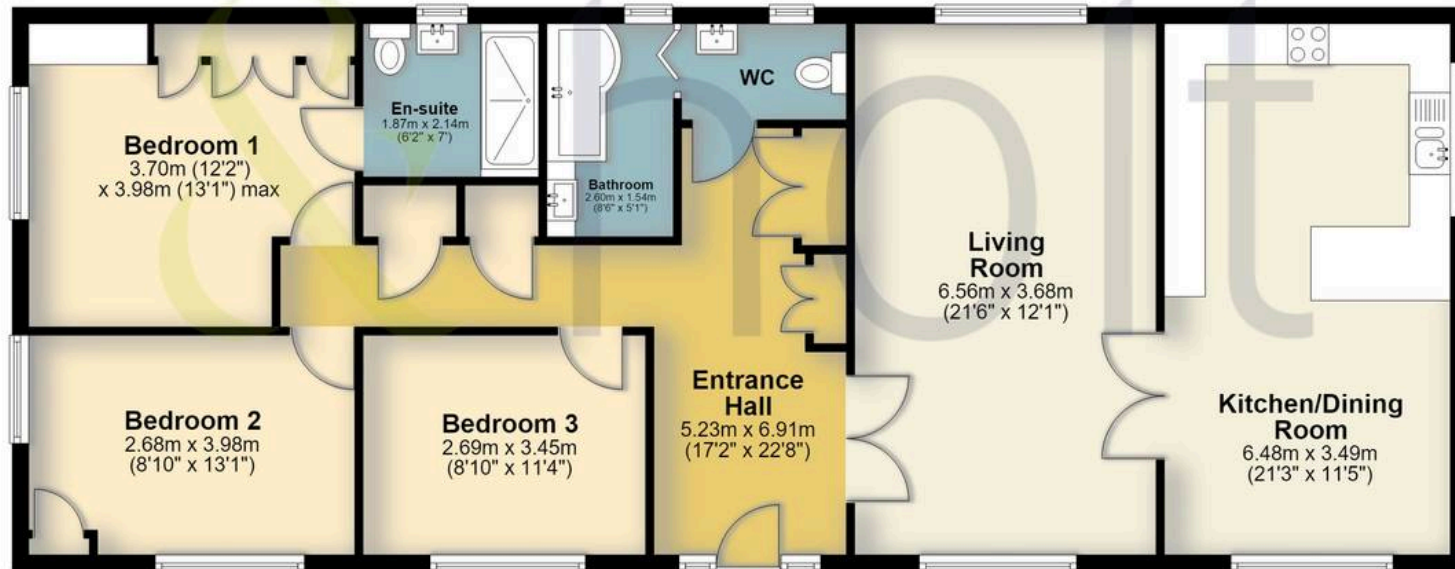






## Ground Floor

Approx. 142.6 sq. metres (1534.7 sq. feet)



Total area: approx. 142.6 sq. metres (1534.7 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

