



The Village House, High Street, Kings Langley

In Excess of £375,000

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& holt





The Village House, High Street

Kings Langley



Nestled in the heart of a highly sought-after village, this exceptional Grade II listed property presents a rare opportunity to acquire a home that seamlessly blends period charm with modern luxury. The residence has been sympathetically restored and decorated throughout, retaining a wealth of original character features that include exposed beams, traditional fireplaces, and beautifully preserved sash windows. The inviting entrance leads into a spacious hallway. The dual aspect main living room is filled with natural light from windows on both sides, creating an airy and welcoming atmosphere. The kitchen/dining room is thoughtfully designed, offering a harmonious balance of classic style and contemporary convenience, with bespoke cabinetry, integrated appliances, and ample worktop space for culinary enthusiasts. The property further benefits from a generously proportioned basement, providing versatile additional accommodation that could serve as a home office, media room, or storage area, depending on your needs. The first floor principal bedroom has built-in storage cupboards. The luxury 4-piece bathroom and separate shower room have both been finished to an exceptionally high standard, featuring elegant fixtures, and high-quality tiling. Attention to detail is evident throughout and to the restoration of original woodwork and period detailing that pays homage to the building's heritage.

The property's location is second to none, situated within easy walking distance of an array of local shops, cafes, and essential amenities, ensuring convenience without compromising on the charm and tranquility of village life. This home is ideally suited to those who appreciate the unique appeal of historic architecture, yet desire the comforts and finishes of a modern lifestyle. Whether you are looking for a permanent residence or a weekend retreat, this beautifully presented property offers the perfect blend of history, luxury, and practicality.

Early viewing is highly recommended to fully appreciate the quality and character on offer in this remarkable home.



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Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive.

The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.



- Character Features
- Grade 2 Listed Building
- Popular Village Location
- Luxury Bathroom and Shower Room
- Close to Shops and Amenities
- Basement
- Dual Aspect Bedroom/Living Room
- Sympathetically Restored and Decorated





General Information



EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: C

Tenure: Leasehold

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.





FLAT 1, 44 VILLAGE HOUSE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 785.01 SQ FT / 72.93 SQ M

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