



Rucklers Lane, Kings Langley

Guide Price £2,200,000

proffitt
& holt





Rucklers Lane

Kings Langley



Occupying a truly beautiful setting amidst the rolling Hertfordshire countryside, this impressive and highly versatile residence presents a rare opportunity to acquire a substantial country home set within approximately 4.5 acres. Combining generous family accommodation, extensive leisure facilities, equestrian amenities and exciting future potential, the property offers a lifestyle of space, privacy and rural tranquillity. The principal residence boasts six well-proportioned bedrooms and three bathrooms, providing an abundance of accommodation for a growing family and those who enjoy entertaining. The principal bedroom is a particularly appealing feature, benefitting from a private en-suite bathroom and walk-in wardrobe, creating a luxurious and practical retreat. A large balcony further enhances the appeal, providing a wonderful vantage point from which to appreciate the exceptional surrounding views and the property's idyllic countryside setting. A significant advantage is the fully self-contained one-bedroom annexe, offering considerable flexibility for multi-generational living, independent accommodation for guests or potential use as a dedicated space for extended family, subject to any necessary consents. Complementing the main house and annexe is an impressive collection of additional buildings, including a substantial games room, double garage and further outbuildings, providing excellent versatility for leisure, hobbies, storage or a variety of lifestyle requirements.

Adding further appeal is the granted planning permission for an additional 4 bedroom dwelling, presenting an exciting opportunity for prospective purchasers to explore the property's further potential. Whether considered for an extended family arrangement, a separate residential project or another permitted use, this represents a valuable and increasingly sought-after feature, subject to the approved plans and relevant planning conditions. Full plans can be found on the link below: <https://planning.dacorum.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=SKQ9KTFOLRS00>

Please see next page for Gardens, Grounds and Equestrian information.



Rucklers Lane

Kings Langley



For equestrian enthusiasts, the grounds are particularly well equipped, incorporating a ménage, stables and a tack room. These facilities, together with the property's generous acreage, offer an excellent opportunity for those seeking to combine an exceptional family home with a passion for horses and country living. The remainder of the grounds are equally impressive, with the property set within approximately 4.5 acres made up of well positioned seating areas, manicured gardens, paddock land and wooded areas, all enjoying an attractive rural backdrop. Accessed via a gated driveway, the residence benefits from a substantial parking area capable of accommodating numerous vehicles, making it ideally suited to households with multiple cars and those who regularly entertain. Combining an enviable countryside position with substantial accommodation, a self-contained annexe, dedicated equestrian facilities and significant development potential, this is a distinctive property offering a wealth of possibilities.

LOCATION

Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the rail and road commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile.





FEATURES

- Planning Permission Granted for Additional 4 Bedroom Dwelling
- Equestrian Facilities - Ménage, Stables & Ancillary Buildings
- Approximately 4.5 Acres
- Beautiful Setting Surrounded By Hertfordshire Countryside
- Main House Boasting 6 Bedrooms & 3 Bathrooms
- Fully Self-Contained 1 Bedroom Annexe
- Additional Outbuildings, Double Garage & Substantial Games Room
- Master Bedroom with En-Suite & Walk-In Wardrobe
- Large Balcony with Exceptional Views
- Gated Driveway with a Plethora of Parking

General Information

EPC - Energy Efficiency Rating: D

EPC - Environmental Impact Rating: D

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. 433.8 sq. metres (4669.2 sq. feet)



First Floor
Approx. 91.9 sq. metres (989.7 sq. feet)
(excluding Balcony)



Second Floor
Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 564.1 sq. metres (6072.2 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 Planity





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

