



Lady Meadow, Kings Langley

In Excess of £1,250,000

proffitt
& holt





Lady Meadow

Kings Langley



Tucked away on a private road, within the sought-after Lady Meadow, just off Rucklers Lane, this exceptional four-bedroom brick and flint chalet bungalow enjoys a wonderfully private, rural setting whilst remaining within easy reach of Kings Langley's excellent amenities. Beautifully presented throughout and offering generous, versatile accommodation, this is a truly special family home. A welcoming entrance hall provides access to the well-planned ground floor accommodation, which includes a contemporary shower room and two spacious double bedrooms. The impressive lounge is flooded with natural light and features French doors opening directly onto the patio, seamlessly connecting the indoor and outdoor living spaces. The heart of the home is the stunning kitchen/dining room, thoughtfully designed with shaker-style cabinetry, modern integrated appliances, a traditional butler's sink, an island and ample space for an American-style fridge freezer. French doors from the dining area lead out onto the patio and beautifully landscaped garden, making it an ideal space for both everyday family life and entertaining. A particularly versatile additional room is currently arranged as a salon, complete with its own WC, but would equally make an excellent home office, studio or treatment room depending on your requirements. The first floor continues to impress, with a spacious landing leading to two further generous double bedrooms, a family bathroom, a walk-in wardrobe and a separate study. The principal bedroom enjoys a Juliet balcony overlooking the stunning rear garden, creating a peaceful retreat. Subject to any necessary consents, the first floor also offers exciting potential to reconfigure the bathroom and walk-in wardrobe to create an exceptional principal bedroom suite. Occupying a superb plot of approximately one-third of an acre, the property is approached via a generous driveway providing off-street parking for several vehicles, in addition to a garage. The south-facing rear garden is simply exquisite, offering an excellent degree of privacy and featuring an extensive patio, a beautifully maintained lawn and a dedicated BBQ area. A substantial detached outbuilding provides exceptional versatility as a home office, gym, studio or hobby room, while electrically operated gates provide direct access from the road into the rear garden, offering secure additional parking or practical access when required. Combining character, space, flexibility and an idyllic setting, this outstanding home presents a rare opportunity to acquire one of Lady Meadow's finest properties. Early viewing is highly recommended.



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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 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.

- Four double bedrooms
- Private rural setting
- Stunning brick & flint exterior
- Driveway & garage
- Spacious kitchen/dining room
- Versatile salon/home office
- Beautiful landscaped garden
- Occupying a plot of approximately one-third of an acre





General Information

EPC – Energy Efficiency Rating: F

EPC – Environmental Impact Rating: F

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

COPPER BEECH, WD4

APPROX. GROSS INTERNAL FLOOR AREA 2095.94 SQ FT / 194.72 SQ M. INC. OUTBUILDING

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