



The Mill House
Kings Langley

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Offers In Excess Of £1,200,000

entrance hall | kitchen/breakfast room | dining room | living room | further reception | WC | cellar | first floor landings | master bedroom with ensuite | four further bedrooms | family bathroom | large attic | front, side & rear gardens | double garage & off-road parking

An impressive five bedroom "Queen Anne" residence with characterful accommodation and a charming enclosed garden, situated moments from the Grand Union canal and within easy reach of the High Street and the mainline station.

Grade II listed and with beautiful original details, The Mill House includes a delightful dual-aspect principal reception which enjoys an open fireplace and an outlook onto the garden. The kitchen features classic cabinetry and space for a table and chairs, while a separate dining room benefits from french doors opening out to the terrace. Ground floor accommodation is completed by a further spacious dual-aspect reception, and a WC located off the entrance hall. A substantial cellar offers scope for development.

Stunning split-level landings on the first floor lead to the generous master bedroom which benefits from an ensuite bathroom. A further four good-sized bedrooms are served by the family bathroom. Large attic space offers excellent potential (subject, of course, to seeking any appropriate consents).

Outside, the lovely wraparound gardens include a southerly aspect paved terrace with awning, generous lawns, attractive established borders and mature trees. There is the benefit of a double garage and off-road parking to the front.

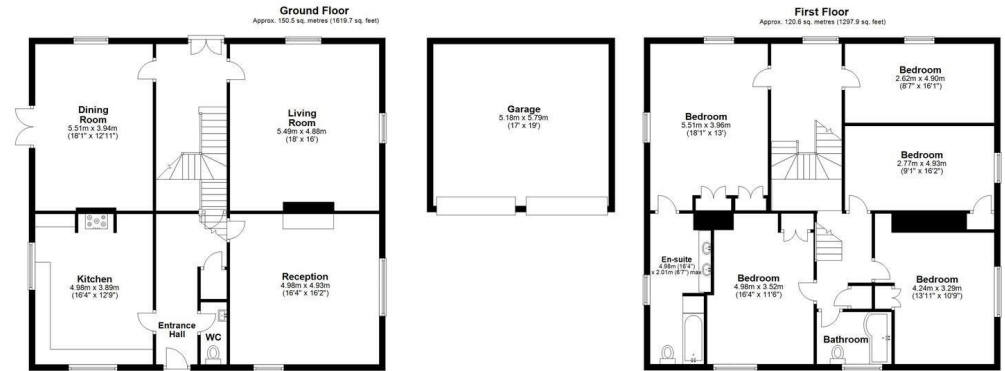
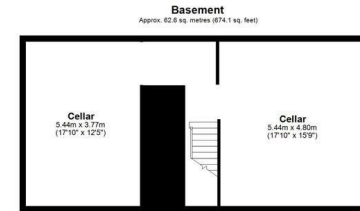
Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G (Dacorum).

Situation

Kings Langley, surrounded by beautiful countryside, is a charming historic village offering independent shops, eateries, and excellent schooling. For commuters, the M25 and M1 are both very easily accessible while the mainline station provides a regular service to London (Euston).

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Total area: approx. 333.7 sq. metres (3591.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - BSM Studio Plan produced using Planity.

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