



# The Common, Chipperfield

Guide Price £750,000

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## The Common

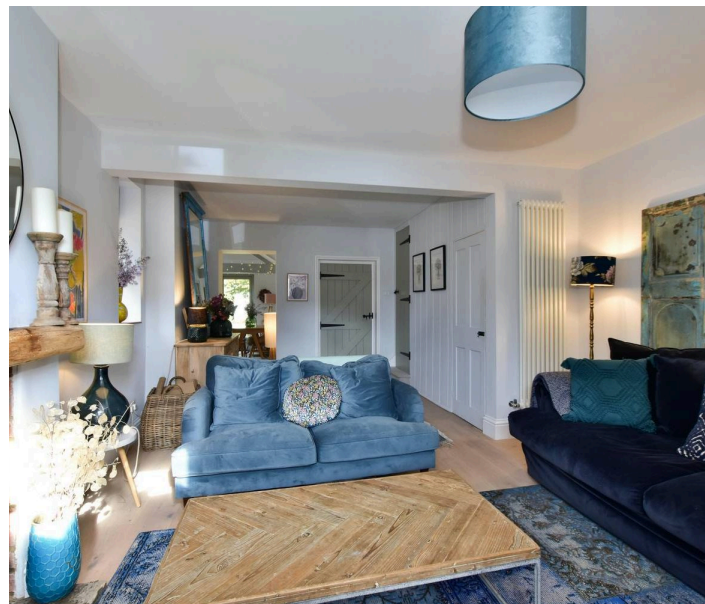
### Chipperfield, Kings Langley

Proffitt & Holt are pleased to offer this beautiful brick and flint character cottage in one of the best positions within the village of Chipperfield. Centrally located with views directly over Chipperfield Common, this is the perfect location for those seeking a rural lifestyle. Offering scenic walks, country pubs and a fantastic rural community all on your doorstep. The house itself has been sympathetically remodelled and improved by the current owner, who has refitted the kitchen, bathroom and guest W/C within the last 12 months to a very high specification. Having been tastefully decorated throughout, much of the character has been retained, with large floorboards, wood burning stove and traditional doors. You enter the house and are greeted by a functional boot room and guest W/C, which leads on to the beautiful and bright kitchen/diner. This impressive room boasts vaulted ceilings and double doors flowing directly out to the garden, giving it a wonderful sense of space and light. The kitchen itself has been refitted in a classic shaker style, with natural stone worktops, pantry cupboard and a number of integrated appliances, including a range cooker. Additionally, there is a comfortable living/dining room and a beautifully refitted bathroom with freestanding bath and separate shower cubicle. To the first floor, there are two well appointed bedrooms, with the master bedroom boasting beautiful views over the Common, integrated wardrobes and traditional wooden panelling.

Externally, the property excels. The rear garden, which is mainly laid to lawn, is a particularly private space and contains a newly constructed home office. To the front, there is a large gated shingle driveway, offering parking for multiple vehicles and side access to the rear. Additionally, there is a separate garage.







## The Common

### Chipperfield, Kings Langley

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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Exclusive location overlooking Chipperfield Common
- Tastefully refitted kitchen, bathroom and guest w/c
- Bright and airy living/dining room
- Character features
- Immaculately presented throughout
- Large gated driveway for numerous cars and Garage
- Garden office







## General information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





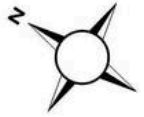






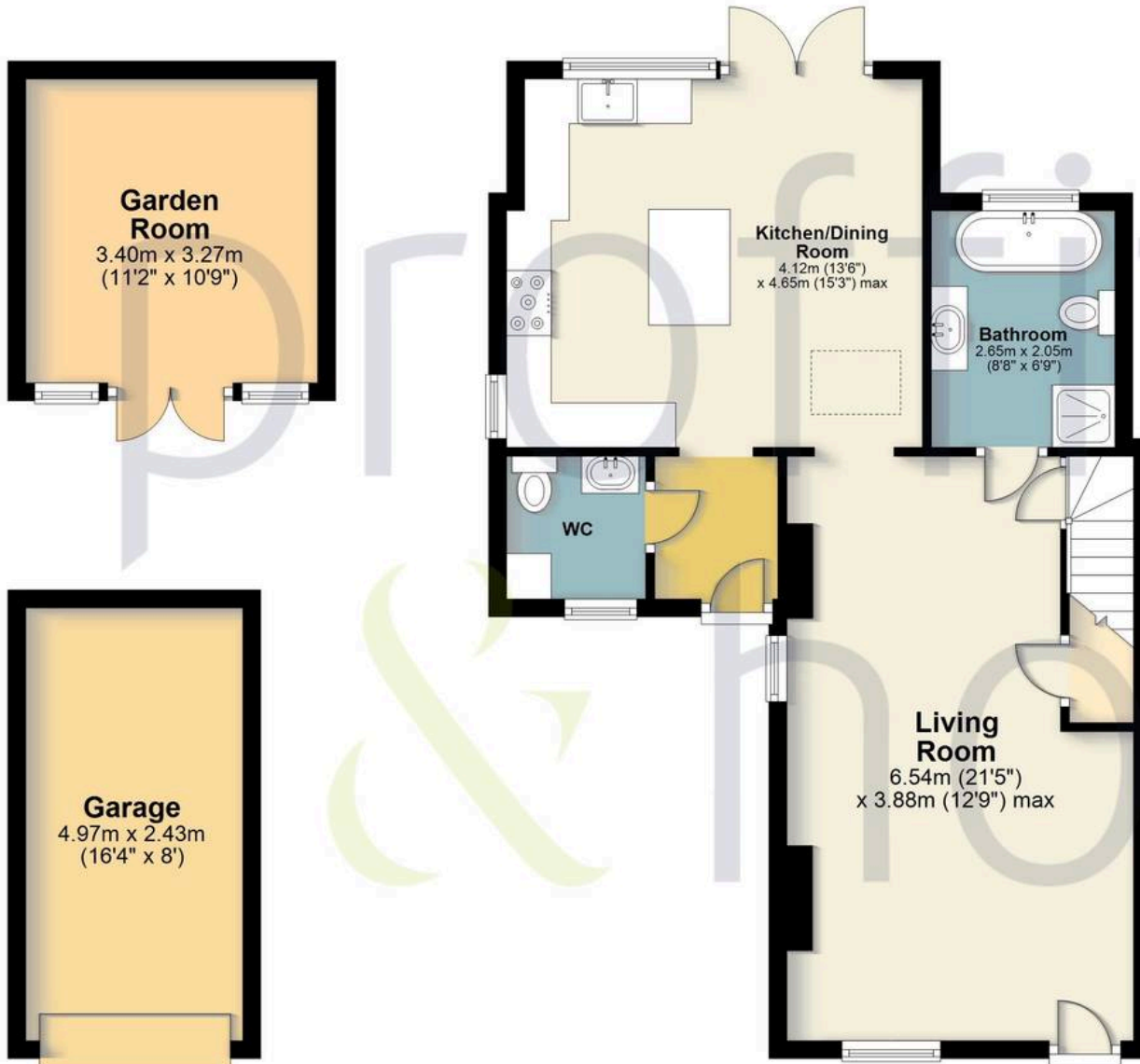






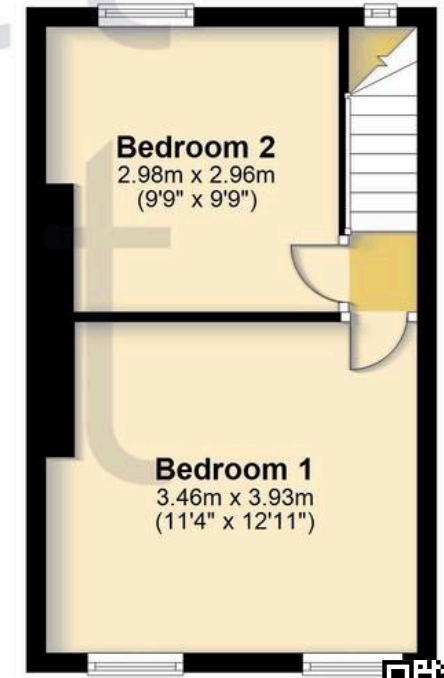
## Ground Floor

Approx. 78.7 sq. metres (847.1 sq. feet)



## First Floor

Approx. 25.2 sq. metres (271.7 sq. feet)



Total area: approx. 103.9 sq. metres (1118.8 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

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