



Little Windmill Hill, Chipperfield
£1,650,000

proffitt
& holt





Little Windmill Hill

Chipperfield, Kings Langley



NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this rarely available and simply stunning and completely unique, five bedroom, detached family residence located at the top of Little Windmill Hill, Chipperfield and occupying a completely private plot of approximately 1 acre.

The property is offered to the market with no upper chain and boasts nearly 5000 sq. ft. of accommodation including the property itself, a generous double garage and a pool house.

Internally, the property comprises a grand entrance hallway, downstairs guest WC, spacious living room with views over the grounds via doors out, study, dining room, refitted kitchen/breakfast room, utility room, and bedroom five to the ground floor with an en suite four-piece bathroom. To the first floor, there are four spacious double bedrooms (master with en suite four-piece bathroom) and a separate family four-piece bathroom.

Externally, the property excels with a large double garage, extensive sweeping driveway leading to the impressive grounds (approx. 1 acre) which are mainly laid to lawn but also house a generous paved patio seating area, a swimming pool and accompanying pool house with kitchen and shower/WC facilities.

To fully appreciate what this truly 'one of a kind' property has to offer please contact leading local agent profit and Holt.



Little Windmill Hill

Chipperfield, Kings Langley



Chipperfield is one of the most sought after villages in South West Hertfordshire, appearing in a Sunday Times article 'The 25 Best Villages in Britain to Live in' with the village's reputable JMI school being highlighted for its excellent results. Chipperfield is also set within some of the most picturesque countryside in the county with over 100 acres of woodland providing a fabulous amenity for those keen on walking and horse riding. There are many active sports and social groups within the village, four popular pubs and 'the village club' Blackwells which has busy a café/bar and bistro. For a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within 7 and 6 miles drive respectively. For the commuter Kings Langley mainline station provides a service into London (Euston approx 30 mins) and Junction 20 of the M25 is approx 3.5 miles distant.

- 5 Bedrooms
- Detached
- 3 Four-Piece Bathrooms (two are en suite)
- Approximately 1 Acre of Land
- NO UPPER CHAIN
- Swimming Pool
- Pool House (with shower/WC and Kitchen)
- Quiet and Secluded Location
- Excellent Potential (STPP)





General Information

EPC – Energy Efficiency Rating: G

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:

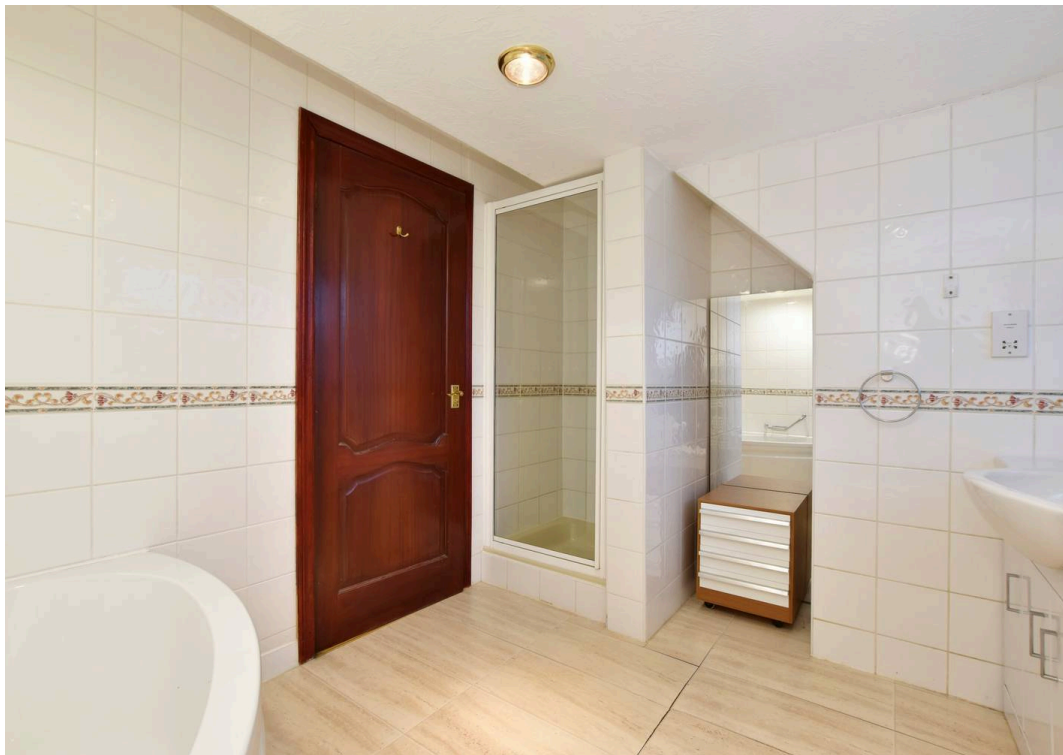
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







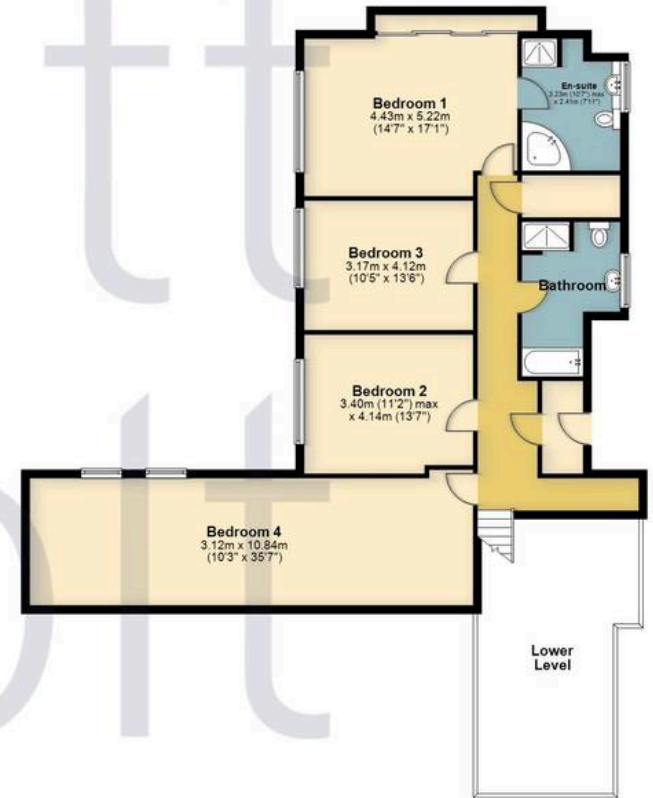
Ground Floor

Approx. 349.5 sq. metres (3762.2 sq. feet)



First Floor

Approx. 117.6 sq. metres (1265.9 sq. feet)



Total area: approx. 467.1 sq. metres (5028.1 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

41 High Street, Kings Langley - WD4 8AB

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

