



Castles

WOODRUFF, PENMANS HILL
Chipperfield, Kings Langley, Hertfordshire, WD4 9DJ

WOODRUFF, PENMANS HILL

Chipperfield, Kings Langley, Hertfordshire, WD4 9DJ

£1,150,000
(Freehold)

Castles



CASTLES Estate Agents are pleased to offer for sale this fantastic FOUR bedroom detached family home.



Nestled within the serene woodlands of Penmans Hill, situated in the quaint hamlet of Belsize, conveniently located between the charming villages of Chipperfield and Sarratt.

This four-bedroom family residence features three reception rooms, two bathrooms, mature front & rear gardens, and a double garage with driveway parking.

Specifications

- BALCONY
- DOUBLE GARAGE
- UTILITY ROOM
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS
- EN-SUITE
- CONSERVATORY
- ESTABLISHED GARDENS
- WOODLAND SETTING
- TOWARDS END OF ROAD
- CLOSE TO AMENITIES
- CLOSE PROXIMITY TO M25 / A41 / M1

On the ground floor, you are greeted by a spacious entrance hall with a cloakroom. This leads to a lounge with an inviting open fire and double doors opening onto the front garden, a spacious fitted kitchen/breakfast room and separate utility room. The ground floor also includes a separate dining room and a large conservatory to the rear completing the downstairs living space. The first floor hosts a generous master bedroom with an EN-SUITE bathroom and a delightful BALCONY offering

Stunning views over the gardens and surrounding woodlands, perfect for 'Al-Fresco' dining or a morning coffee.

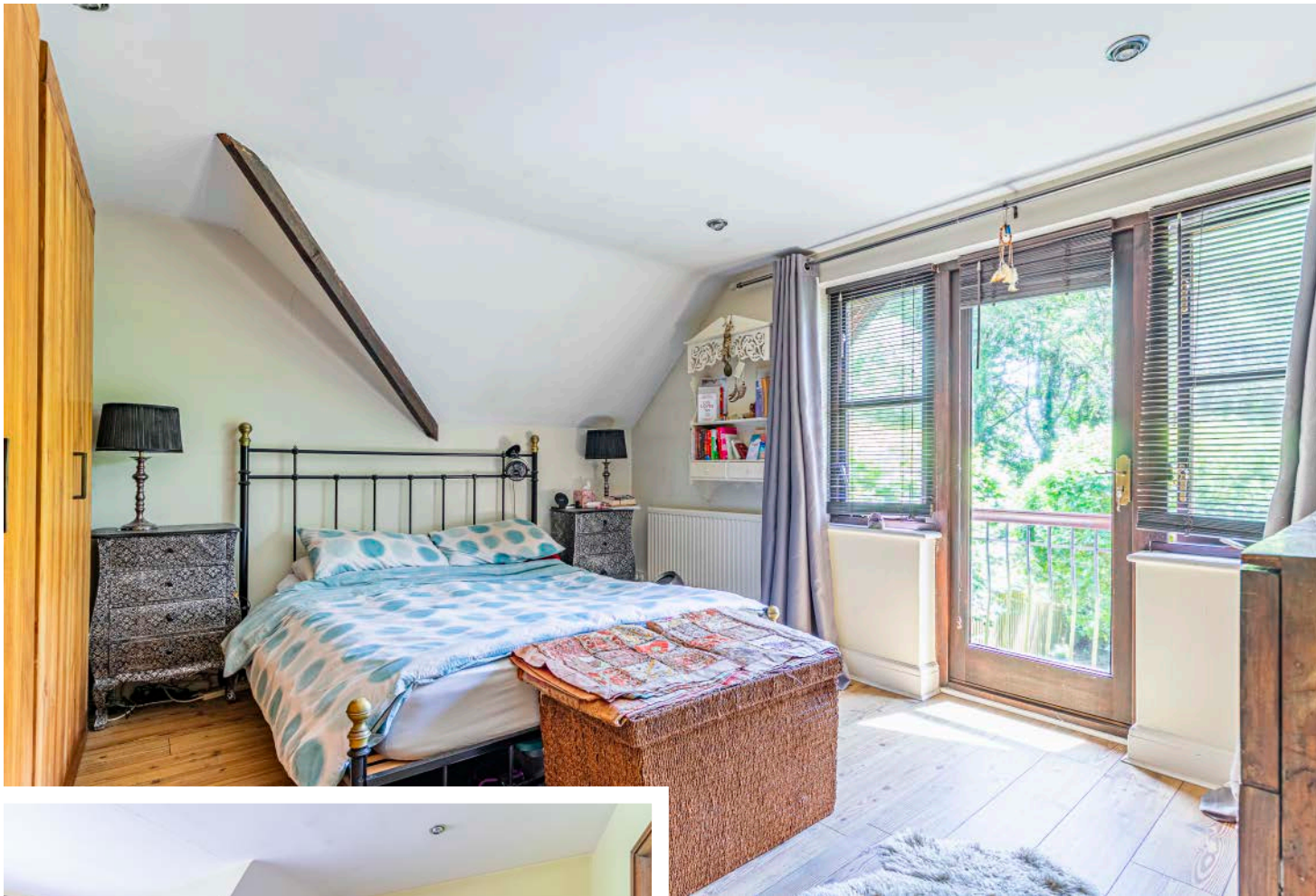
There are three additional bedrooms with eaves storage and a family bathroom. Woodruff boasts established private gardens, a double garage, and is surrounded by woodland and paddocks. Footpaths to Chipperfield Common and the surrounding woods are directly accessible from the end of the driveway, offering an ideal blend of privacy and accessibility to nature.

The local BR station reaches London Euston in around 20 minutes, making this an ideal property for anyone who needs to commute with Kings Langley station a short drive. Amenities can be found locally in Chipperfield, whilst the village pub is close by. The A41 and M1 roads are also within a short distance, offering drivers convenient road routes in and out of the area.

VIEWINGS COME HIGHLY RECOMMENDED







A little about the corner of the world we call home...

Nestled in the highly sought-after village of Chipperfield, this home offers an idyllic setting in the picturesque countryside of South West Hertfordshire. Surrounding the property are over 100 acres of enchanting woodland, perfect for leisurely walks and horse riding. The village itself boasts a vibrant community with numerous sports and social groups to join. Additionally, residents can enjoy the welcoming atmosphere of four popular pubs and the renowned 'the village club' Blackwells, featuring a delightful café/bar and bistro.

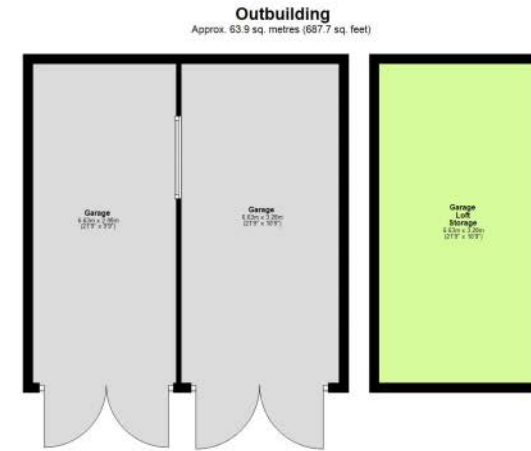
For those who commute, the convenience of the BR station in Kings Langley allows for a swift journey to London Euston in approximately 20 minutes. Furthermore, junction 20 of the M25 is conveniently located just 3.5 miles away, providing easy access to major roadways. Families will appreciate the excellent selection of educational institutions, including the local primary school, St. Pauls, Kings Langley primary and secondary schools, as well as various private and denominational options to cater to diverse needs.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: G
EPC Rating: F



Total area: approx. 250.7 sq. metres (2698.7 sq. feet)
This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**
Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**
Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**
Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**
Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**
www.castlestateagents.co.uk



Castles