



Beautifully presented newly-built house

West Callipers, Penmans Green, Kings Langley, Hertfordshire, WD4 9AY

Freehold



Reception hall • Cloakroom • Kitchen/breakfast/family room • Dining room • Sitting room • Drawing room • 6 bedrooms • 3 bath/shower rooms • 2 double garages • Range of outbuildings • Grounds just under an acre

Local Information

West Callipers is situated in the small pretty hamlet of Penmans Green set between the villages of Chipperfield and Sarratt. Both villages offer the day to day necessities including some very good local pubs and village stores. Kings Langley and Watford mainline stations provide regular services to London Euston. Rickmansworth and Chorleywood stations provide services to Marylebone and Baker Street or the Chiltern and Metropolitan Lines. Junctions 18 and 20 of the M25 is approximately 4 miles away.

Property Description

This fabulous family house offers beautifully presented accommodation set within an idyllic semi-rural location. The property benefits from under floor heating throughout via a ground source heat pump and Control 4 sound system to the principal rooms. Dedicated internet lease line for very fast internet access. Dedicated mobile phone coverage and CCTV. (See agent for details of costings).

You enter the house into a large reception hall with staircase to the first floor. To the side is a conservatory/ gym and a formal sitting/ cinema room. There is a superbly appointed kitchen/ breakfast/family room which forms the hub of the house with a fine double aspect and bi-fold to the gardens. The kitchen has a range of quality units, Rangemaster cooker, peninsular breakfast bar and island. This opens to a large dining room and the utility room. To the rear is a play/TV room. There is also a drawing room.

To the first floor is a generous landing with double doors to the balcony. The master bedroom is a most impressive room with fine views over fields, a large en suite dressing room and a well-appointed bathroom fitted to a high standard with a whirlpool-style bath, separate shower cubicle and double sinks. There are four further good sized bedrooms served by a large family bathroom. To the second floor is bedroom 3/study and a bathroom.





Gardens and Grounds

West Callipers is set well back centrally on its plot. Landscaped lawns wrap around the house and provide an attractive backdrop for a range of shrubs and trees including magnolia and cherry. There is extensive parking space in addition to the two double garages, one of which adjoins two storage rooms. A lovely unique feature of West Callipers is the charming 1950s folly; a miniature half-timbered 'house' with a tiled roof, reminiscent of a smaller version of the Liberty department store.

Directions

From Junction 18 of the M25 exit signposted towards Chorleywood along the A404 and continue for just over ½ a mile passing over two sets of traffic lights. As the road bends sharply to the right, turn right signposted to Sarratt into North Hill and continue on this road into Sarratt village. Turn left into The Green and continue, just after The Boot public house turn right into Red Lion Lane and continue to the next junction. Here proceed straight across to the road opposite and continue up the hill passing through the Common and at the Cart & Horses Public House turn left signposted to Penmans Green. Follow the road around, then bear sharp left and the house is to be found on the right.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



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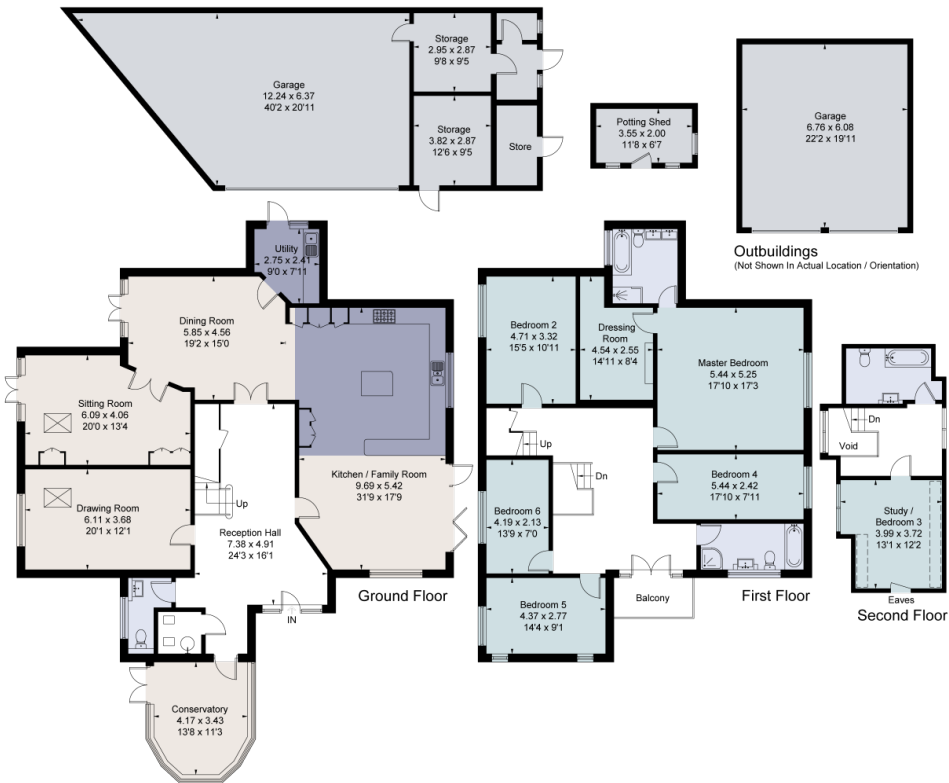


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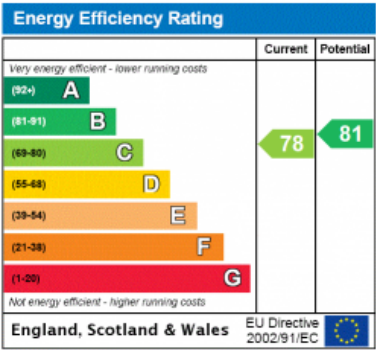
Contact
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Approximate Floor Area = 360.3 sq m / 3878 sq ft
Outbuildings = 129.3 sq m / 1392 sq ft
Total = 489.6 sq m / 5270 sq ft (Excluding Void / Potting Shed / Store)



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