



# LADYWOOD

Langley Road, Chipperfield, Kings Langley, Hertfordshire, WD4 9JS





## PRETTY DETACHED FAMILY HOME IN THIS HIGHLY SOUGHT AFTER VILLAGE

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LADYWOOD, LANGLEY ROAD,  
CHIPPERFIELD, KINGS LANGLEY,  
HERTFORDSHIRE, WD4 9JS

**Price On Application, Freehold**

Reception hall ♦ shower room ♦ utility room ♦ sitting room  
♦ kitchen ♦ dining room ♦ study/bedroom ♦ 4 bedrooms  
♦ family bathroom ♦ garage ♦ gardens ♦ EPC rating = D

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### Situation

Ladywood is a lovely family home set back from the road on a super plot of approximately 0.23 acres. Within a few minutes' walk is the local newsagent and coffee shop. Chipperfield Common with its picturesque walks is approximately 0.5 miles away. The village has a primary school, cricket and tennis club with a great selection of popular pubs too and is a highly sought-after village. The larger towns of Hemel Hempstead and Watford offer more comprehensive shopping and Kings Langley village is just under 2 miles away with a selection of restaurants, cafés and a library.

The mainline at Kings Langley has a regular service to London Euston and Chorleywood station (approximately 5.4 miles) offers both the over ground Chiltern Turbo to Marylebone and the Metropolitan Line to Baker Street and the City. There are a selection of state and private schools in the locality. Access to the M25 is at J20 at Kings Langley or J18 at Chorleywood.





### Description

Ladywood is a characterful family home which has been refurbished and extended thoughtfully by the current owners to provide great living space and sits on a lovely plot too. Ladywood opens into a generous reception hall and to the right is a fabulous fully tiled shower room comprising walk-in shower, WC and wash basin. The utility room is adjacent and is fitted with an excellent range of cupboards and space for appliances with a door out to the garden. The cosy sitting room overlooks the front garden, features an attractive fireplace and opens through into the dining room. The dining room is a generous size and has bi-fold doors opening to a great conservatory. Off the dining room is the study/bedroom which overlooks the rear garden. To the rear of this is an additional room with built-in storage cupboards and a door to the garage. The kitchen/breakfast room is an undoubted feature and has an excellent range of built-in wall and floor units with a central island and to the side is a useful seat with storage beneath. There is a range master gas/electric cooker and integrated appliances include a fridge/freezer and dishwasher. Double doors lead out to the garden.

On the first floor there are four bedrooms; the main bedroom affords great views to the front over open countryside, bedroom two is double aspect and bedroom three overlooks the rear garden. There is also a generous sized family bathroom comprising bath, WC and wash basin.

### Outside

The house is set back from the road behind laurel hedging and has a gravelled driveway with parking for several cars. There is side access to the garden.

The rear garden is an outstanding feature of this lovely home and there is a great sitting area leading to lawn with lovely stocked flower and shrub borders, a pond and mature hedging providing a tranquil setting for this home. To the rear of the garden is a useful compost area plus two sheds and a summer house. The plot is approximately 0.23 acres.

### Directions

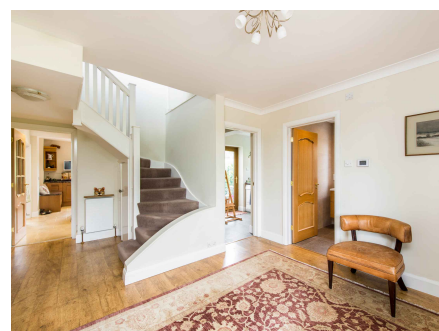
From the crossroads at Tower Hill coming from Sarratt, go straight across into Chapelcroft and Ladywood is the third house on the left past the Land Rover garage.

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.





FLOOR PLANS

Approximate Area = 184.4 sq m / 1984 sq ft  
Garage = 11.3 sq m / 122 sq ft  
Total = 195.7 sq m / 2106 sq ft  
Including Limited Use Area (1.5 sq m / 16 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		79
(55-68)		
D	56	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC