

Sunchat, Chipperfield, Kings Langley, Hertfordshire



A versatile and generously proportioned bungalow in a secluded setting on the edge of the popular village of Chipperfield.

#### Summary of accommodation

Entrance hall | Sitting/dining room | Kitchen/breakfast room | Cloakroom

Conservatory | Three double bedrooms | Family bathroom

**Garden and grounds** - Double garage | Shed | Potting shed | Summer house  
Store

In all approximately 0.32 acres

#### Distances

Chipperfield 1 mile

Kings Langley 2 ½ miles

Chorleywood 5 miles (Marylebone 25 miles, Baker Street 40 mins)

M25 (Jct 18) 4 ½ miles

(All distances and times are approximate)



0.32  
acres

EPC  
D



#### Location

Sunchat lies near the attractive village of Chipperfield, on the edge of the Chilterns.

The village itself caters for most day-to-day requirements with a post office and four village shops. Chorleywood and Amersham have more extensive shopping facilities and the larger centres of Watford and Hemel Hempstead provide a more comprehensive range of shopping, recreational and business facilities.

The M25, at junction 18, is approximately 4 ½ miles away and provides easy access to the national motorway network and London airports. The M40 (11 miles) and the M1 (6 ½ miles) provide direct access into the heart of London. In addition, there is a main line railway station at Chorleywood with regular services to Marylebone and Baker Street; a journey time of approximately 25 and 40 minutes respectively.



## Sunchat

Sunchat is a wonderful home, situated in a quite lane on the edge of the village. The layout of the accommodation is as shown in the enclosed floorplan.

From the generous entrance hall, doors lead to the dining/sitting room, cloakroom, three double bedrooms and the family bathroom. The wonderful double aspect dining/sitting room has lovely garden views and, in turn, leads to the kitchen/breakfast room beyond with the large conservatory giving direct access to the gardens. Throughout, there are good ceiling heights and large windows creating a light and comfortable home.





### Garden and Grounds

Sunchat is approached from the lane, across a tarmac driveway, leading to the front of the double garage and the house. There is a good sized area of lawn to the front of the property.

To the rear the gardens are predominantly lawn with floral and shrub beds. Additionally, there is an ornamental pond, two sheds and a workshop with electricity.

### Property Information

**Guide Price:** £875,000

**Tenure:** Freehold.

**Services:** Mains water, electricity, gas & drainage

**Local Authority & Council Tax Band:** Buckinghamshire Council. Band G

**Postcode:** WD4 9DJ

## Approximate Gross Internal Floor Area

Main House: 133 sq m / 1432 sq ft

Outbuilding(s): 49.6 sq m / 534 sq ft (Including Garage / Excluding Shed)

Total: 182.6 sq m / 1,966 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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