



Barnes House, Kings Langley, Hertfordshire



A super 6 bedroom family home, with indoor swimming pool and extensive equestrian facilities.

Summary of accommodation

Ground Floor - Entrance porch | Reception hall | Two games rooms | Office
Sitting room | Kitchen/breakfast room | Utility/boot room | Cloakroom
Indoor pool (in need of reinstatement) with shower room

First Floor - Principal bedroom with dressing room and en suite
Second bedroom with en suite | Third bedroom with dressing room
Three further bedrooms | Family bathroom | Utility room

Cellar - Wine cellar | Plant room | Cellar
Storage

Outside - Stable block with five stables and tack room
Gardens and grounds | Paddocks | Menage | Tennis court

In all approximately 8.73 acres

Distances

Kings Langley 0.8 miles, Hemel Hempstead 31.5 miles, Aspley 2.5 miles, Berkhamsted 7 miles. (Distances and time approximate).



Location

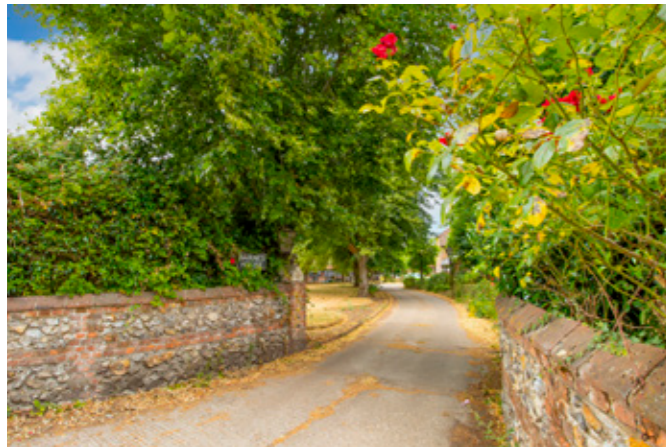
Barnes House is situated in a quiet, rural location close to Kings Langley. Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep, whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes. The surrounding area has highly regarded schooling, both state and private.

Barnes House

Barnes House is a very generously proportioned family home extending to just under 7,000 sq ft. The accommodation is as shown in the enclosed floor plans. On the ground floor the rooms are large and lend themselves to family and entertaining; of particular note is the 48ft by 37ft entertainments rooms with large a swimming pool (currently not commissioned).

On the first floor, in addition to the good sized main bedroom with dressing room and en suite bathroom, there are 5 further double bedrooms, 2 further bathrooms and a utility room.





Garden and Grounds

Just across the lane from the house is a stable block with 5 boxes and a tack room.

Approached from the lane along a driveway passing three other properties, Barnes House sits in a quiet, rural location. Beyond the house the gardens are laid predominantly to lawn with shrub beds and mature trees. Within the gardens there is also a tennis court, the menage and areas of paddock.

Property Information

Offers in Excess of: £2,250,000

Tenure: Freehold.

Services: Oil fired central heating, private drainage, electricity and water

Local Authority & Council Tax Band: Dacorum Borough Council. Band H

EPC Rating: E (rating 40)

Postcode: WD4 9LB

Video Link: [Please click here](#)

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Ground Floor: 430.4 sq m / 4,633 sq ft

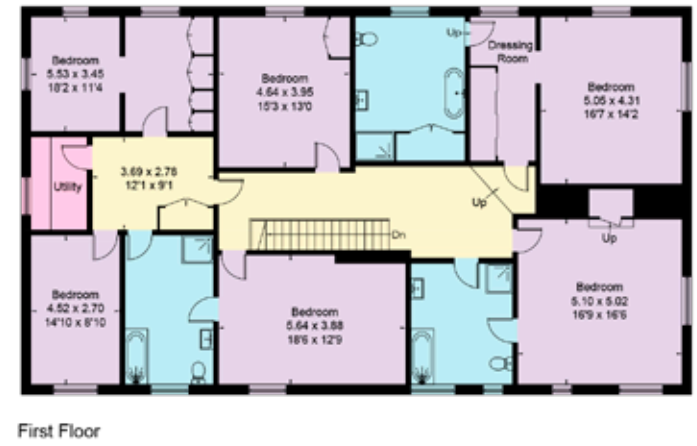
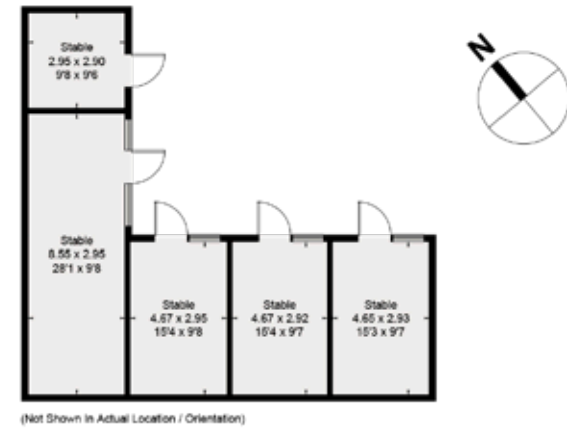
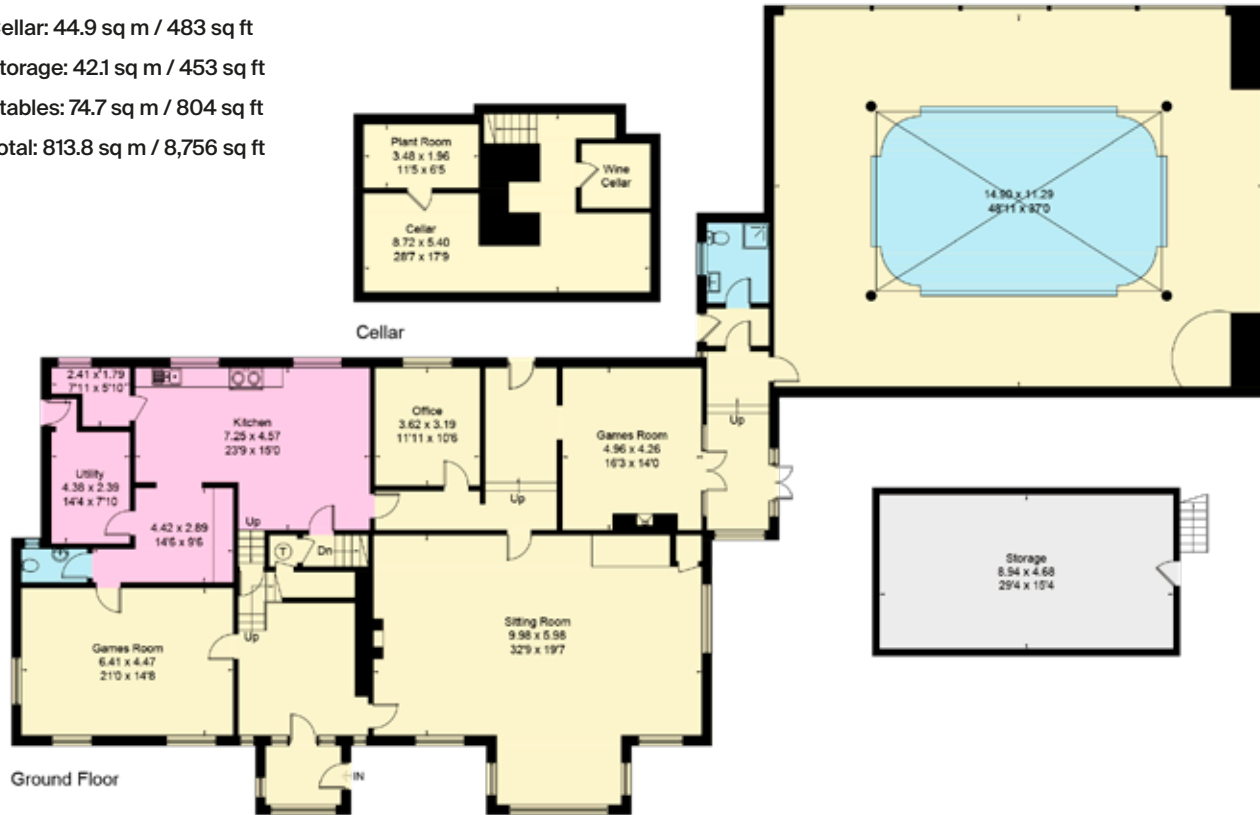
First Floor: 221.7 sq m / 2,386 sq ft

Cellar: 44.9 sq m / 483 sq ft

Storage: 42.1 sq m / 453 sq ft

Stables: 74.7 sq m / 804 sq ft

Total: 813.8 sq m / 8,756 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated December 2023.

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