



Castles

BROUGHTONS COTTAGE
The Common, Chipperfield, WD4 9BL

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Guide Price
£730,000
(Freehold)

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Castles Estate Agents are pleased to represent this Stunning Grade II Listed Character Cottage. Nestled in one of Chipperfield's most desirable locations, blending historic charm with modern luxury.

 2  1  1  Multiple Vehicles

Step inside, and you're welcomed by a functional Boot Room and stylish guest W/C before entering the Show Stopping Kitchen/Diner. With its soaring Vaulted Ceiling, Double Doors opening onto the Garden, & an abundance of natural light, this space is designed for both relaxed family living and entertaining. The classic shaker-style kitchen is a masterpiece, featuring natural stone worktops, a pantry cupboard, and premium integrated appliances which includes a coveted Range Cooker. The home also offers a comfortable Living/Dining room, ideal for cosy evenings, and a beautifully appointed bathroom complete with a freestanding bath and separate shower cubicle. Upstairs, Two well-proportioned Bedrooms await, with the Master bedroom boasting breath taking views over the Common, fitted wardrobes, and charming wooden panelling. There's also exciting potential to convert the loft or add an additional toilet on the first floor (STPP). Outside, the property continues to impress. The generous rear Garden, mainly laid to lawn, provides a private oasis, perfect for relaxation or outdoor gatherings. A newly constructed home Office adds fantastic versatility for remote work or creative pursuits. At the front, a large gated shingle Driveway offers ample parking for multiple vehicles, alongside a separate garage and side access to the rear.

Specifications

- TWO BEDROOM
- END OF TERRACE
- OPEN PLAN LIVING
- LOG BURNER
- OUT BUILDING
- DRIVEWAY
- GARAGE
- MODERN LIVING
- VILLAGE LOCATION
- SHORT WALK FROM CHIPPERFIELD COMMON
- WALKING DISTANCE TO LOCAL PUBS AND EATERIE



Set in the very heart of the village, it enjoys an unrivalled position directly overlooking the picturesque Chipperfield Common.



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.

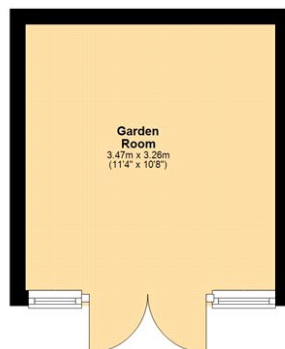
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

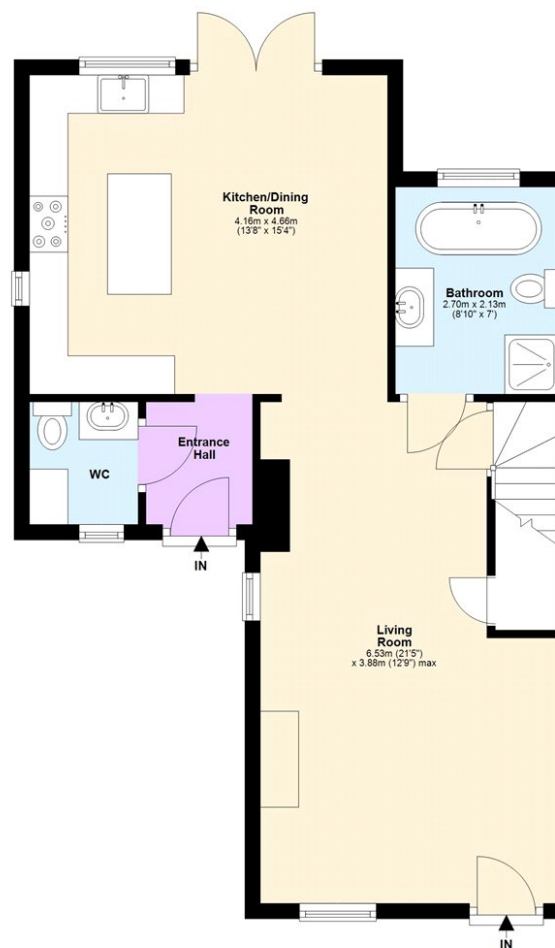
Council Tax Band: E

EPC Rating: D

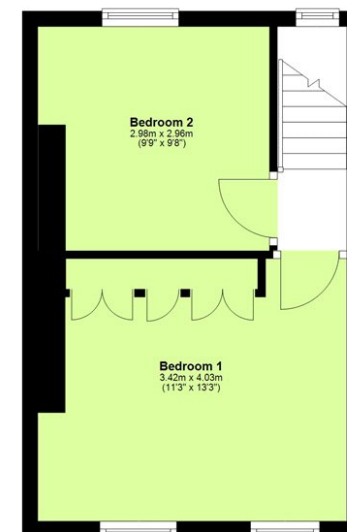
Outbuilding
Approx. 11.3 sq. metres (121.5 sq. feet)



Ground Floor
Approx. 56.3 sq. metres (605.7 sq. feet)



First Floor
Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 93.5 sq. metres (1006.3 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

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