



Castles

SHIRE COTTAGE
Dairy Way, Abbots Langley WD5 0QJ

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Offers IEO
£1,250,000
(Freehold)

Castles



Castles are delighted to bring to the market this Stunning 5-Bedroom Detached Home. Nestled discreetly in a Generous and Secluded Plot in the heart of Abbots Langley.

 5  3  4  Multiple

Tucked away on a beautiful plot in the heart of Abbots Langley, this exceptional Five-Bedroom Detached residence offers the perfect blend of character, charm, and contemporary living. Thoughtfully arranged and deceptively spacious, this unique home offers versatility and comfort for the modern family lifestyle.

This spacious Cottage boasts an expansive Layout, featuring multiple Reception areas including a welcoming Living room, a spacious Lounge, and a stunning Open-Plan Kitchen/Dining/Living area ideal for entertaining. The Kitchen is the heart of the home modern, bright, and overlooking the rear Garden.

Along with beautifully fitted Bathrooms and en-suites. The principal suite offers a true retreat with its own Walk-in Wardrobe and en-suite, and a separate Office provides an ideal work-from-home setup.

A further substantial room currently used as a home cinema or games room provides additional flexibility perfect for family enjoyment or guest accommodation.

Specifications

- 5 BEDROOM
- DETACHED HOME
- OPEN PLAN KITCHEN/DINER
- MULTIPLE RECEPTION ROOMS
- VERSITEL ANNEXE
- DEDICATED OFFICE SPACE
- CLOSE TO ABBOTS LANGLEY HIGH STREET
- UTILITY AREA
- LANDSCAPED GARDENS
- RURAL LOCATION
- FURTHER POTENTIAL TO EXTEND(STPP)

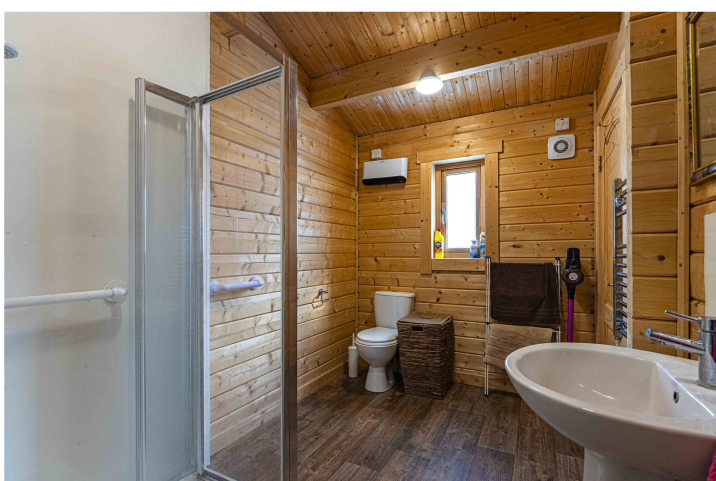
Externally, the property is surrounded by Mature Gardens and offers a private Driveway with ample parking, along with multiple Outbuildings including a spacious Annexe offering bedroom accommodation, kitchenette and shower room, a spacious gym/studio, garden/games room with en-suite, and a Double Garage ideal for a variety of uses.

Offering privacy, and a wonderful layout designed for family living, this rare gem full of character in a peaceful, well-connected location.

The local BR station reaches London Euston in around 20 minutes, making this an ideal property for anyone who needs to commute while the proximity to the local high street means shopping, leisure and other facilities are close to hand. The A41 and M1 roads are also within a short distance, offering drivers convenient road routes in and out of the area.







A little about the corner of the world we call home...

Abbots Langley is an old settlement with a rich history, dating back to 1045. Kings Langley station is on the edge of the village, offering regular services into London that take about half an hour. The village also has excellent motorway links. The M25 passes directly through the parish, and the M1 is very close, just to the east side. The Grand Union Canal runs through the village, offering great water connections to major UK cities, such as Leicester, Birmingham, and Nottingham.

For keen Harry Potter fans, just a five minute-drive away from the village is the Leavesden studio tour – one of the most popular tourist

attractions in the country. It includes a behind-the scenes tour of the film sets and props used in the making of the movies. Lovers of green space are served well by Leavesden Country Park, which offers more than 27 hectares to explore, including a football pitch, tennis courts, a kids' play area and an outdoor gym for adults. Abbots Langley is also home to a range of sports club, including cricket, football, and bowls.

The high street is lined with a diverse selection of food outlets, including four highly regarded Indian restaurants – The Noor Mahal, Abbots Tandoori, Forest of India, and Village Tandoori – plus the popular Pin Wei Chinese restaurant.

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.

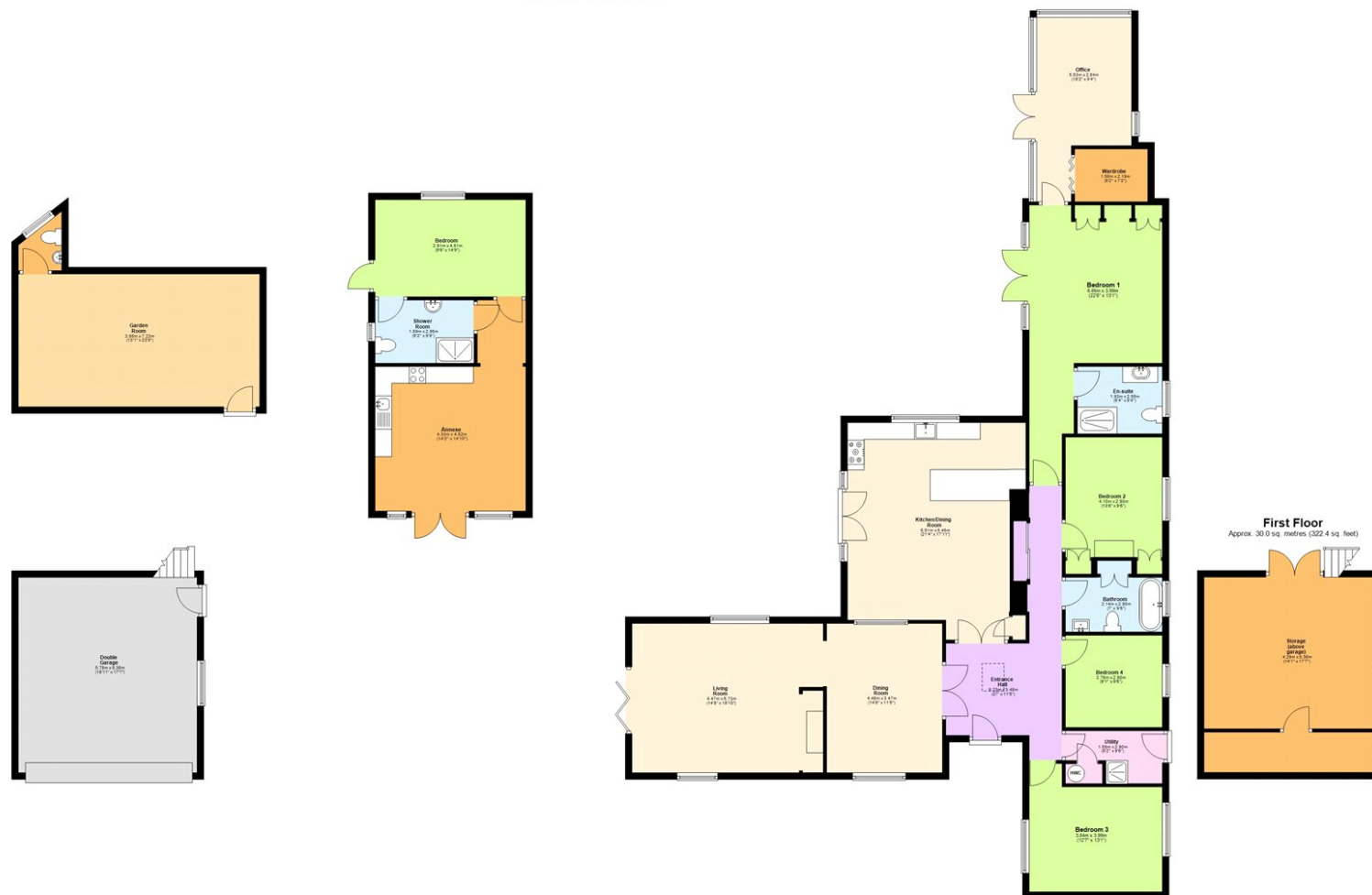
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: G

EPC Rating: D

Ground Floor
Approx. 265.9 sq. metres (2861.7 sq. feet)



Total area: approx. 295.8 sq. metres (3184.1 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

01923 537111



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