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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Kings Langley

GUIDE PRICE £1,500,000

Kings Langley

GUIDE PRICE

£1,500,000

A stunning and unique architect-designed eco-house in a private and tucked away part of this wonderful development in the middle of rolling countryside with a private garden and roof garden to make the most of the wonderful position. Completion anticipated in the next 2-3 weeks.



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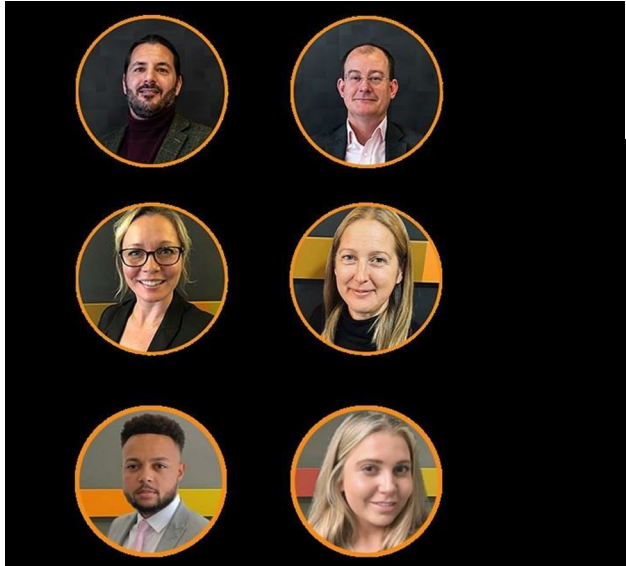
Total area: approx. 295.5 sq. metres (3180.9 sq. feet)
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Reserve early and have a chance to input your choice on final specifications.



Ground Floor
The property offers exceptionally flexible and functional accommodation arranged over two floors with the five bedrooms being split between the two floors - ideal for a growing family and modern-day living. The main reception space is centred around the exceptionally large kitchen/dining room which has bi-folding doors opening to the ground floor level garden and also boasts both a separate utility room and a walk-in pantry. From here a door also opens to the grand main reception room which also has bi-folding doors to the garden area. A door from this reception room opens to an inner hallway which has doors opening to the home office which could also be used as a media room or gym, to two double bedrooms, a cloakroom and to a luxuriously appointed and exceptionally spacious bathroom which has a fitted four piece suite to include a separate bath and walk-in shower. A door from the inner hall then opens to stairs rising to the first floor. There is underfloor heating throughout the ground floor accommodation.

First Floor
A second reception room is positioned at this level and opens to a large roof garden, where, in turn, both the principal bedroom and fifth bedroom also have bi-folding doors opening to the roof garden making it a superb space to enjoy all year round. The principal bedroom has a bank of fitted wardrobes to one wall and a door opening to a high-specification en-suite bathroom with a walk-in shower, low-level WC and twin basins. Another bedroom and family bathroom complete this level. There is underfloor heating throughout the ground first accommodation.

Outside
With a gated private driveway parking to the front of the property to include electric charging points, the main garden is positioned at the rear of the property while there are stairs that lead up to the magnificent roof garden overlooking the stunning views of Felden fields. There is also a green roof with solar panels fitted.

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The Location
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 population of Kings Langley is circa 5,000. There is a vibrant village High Street and close access to beautiful countryside walks. Housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovingdon.

Transport Links
There is a mainline train station to the east of the village serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north.

Agents Information For Buyers
Please be aware, that should you wish to make an offer for this property, we will require the following information before we enter negotiations:
1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Agents Disclaimer
The CGI show a fair representation of how we have been advised the property will look on completion.

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