



Chapelfoot

Whitwell Road, Langley, Hitchin,
Hertfordshire, SG4 7PW
Guide Price £2,195,000

COUNTRY PROPERTIES
PART OF HUNTERS

A stunning detached family home set in just over 5 acres of beautifully landscaped gardens. Situated in a semi-rural location, the property is surrounded by open countryside yet within easy reach of local villages and the market town of Hitchin.

Set behind gates and approached by a long sweeping driveway through the perfectly manicured lawns, the property is well presented throughout, offering versatile and well-balanced accommodation spaciouly arranged over two floors. The ground floor centres off an impressive entrance hall and features three bright, dual aspect reception rooms, bespoke fitted kitchen with central island and pantry as well as two cloakrooms and utility. The impressive principal suite is located on the first floor and benefits from its own dressing area, en-suite and Juliet balcony. The first floor also features four further double bedrooms, two with en-suites and a stylish family bathroom.

The fully enclosed mature grounds are a real feature and have been thoughtfully landscaped to include several different areas including manicured lawns and formal gardens, allotment with various raised beds, woodland with play area as well as a sports area with hard standing tennis court and detached timber studio with fitted kitchen and WC. Discreetly set off of the sweeping driveway is a detached triple garage block with two storage rooms.

Chapelfoot is located in a semi-rural setting in between Langley and the market town of Hitchin, with a variety of amenities close by including the popular farm shop and restaurant, The Rusty Gun, a number of country pubs and a choice of leisure amenities. Codicote is a pretty village to the south with local shops. Hitchin is just a 10 minute drive, a charming medieval market town with many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Detached country house
- Spacious and well balanced accommodation
- Stunning condition
- Principal bedroom with dressing room and en-suite bathroom
- Ultrafast fibre broadband (up to 900Mbps)
- Beautifully landscaped grounds of just over 5 acres
- Detached triple garage block





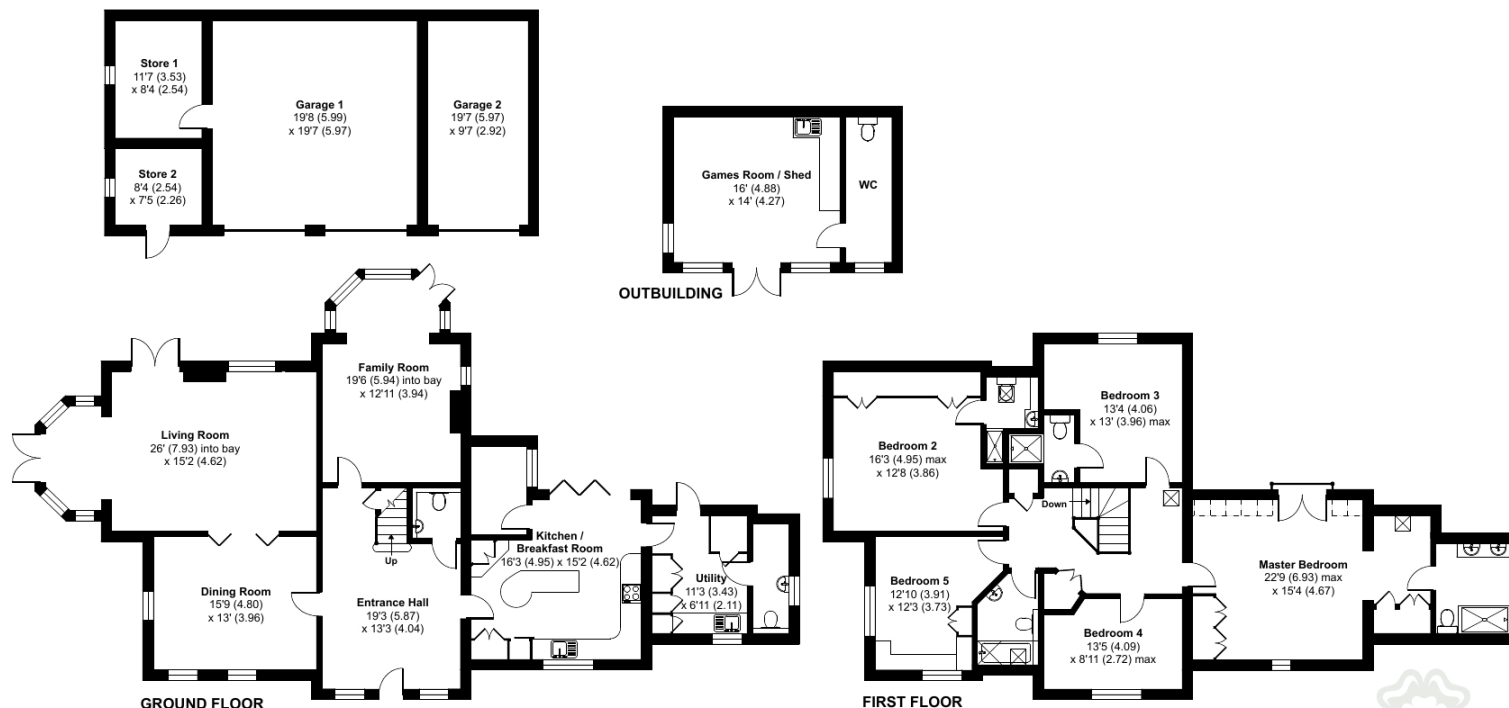




Denotes restricted
head height

Approximate Area = 2886 sq ft / 268.1 sq m
Limited Use Area(s) = 15 sq ft / 1.4 sq m
Garage 1 = 386 sq ft / 35.8 sq m
Garage 2 = 190 sq ft / 17.6 sq m
Outbuildings = 449 sq ft / 41.7 sq m
Total = 3926 sq ft / 364.7 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1005909

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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