



The Stables
Langley Lane, Langley, Hitchin, Hertfordshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

The Stables

Langley Lane, Langley SG4 7PS

A detached Grade II listed 3 bedroom barn conversion located in a sought-after hamlet near to local village amenities

Langley 0.2 mile, Preston 3.2 miles, Knebworth and station 3.5 miles (London Kings Cross 30 minutes, London St. Pancras International 33 minutes), Hitchin 5.5 miles, A1(M) (Jct. 6) 5.2 miles, London Luton Airport 9.2 miles, M1 (Jct. 10) 12.6 miles, central London 31.9 miles

Reception hall | Sitting room | Kitchen
Cloakroom/shower room | 3 Bedrooms,
2 en suite | Garden | Double carport | EPC
rating: D

The property

Dating from circa 1700 and forming part of an exclusive development of converted farm buildings, The Stables is an attractive red brick part-weatherboarded timber-framed family home offering sensitively modernised accommodation arranged over two floors.

The accommodation flows from a welcoming double-height reception hall with contemporary cloakroom/shower room and galleried landing over, which leads to a 25 ft. sitting room with exposed wooden flooring, bespoke shelving and feature exposed brick fireplace with woodburner. From here an inner hall gives access to a well-proportioned bedroom and contemporary fully-tiled en suite bathroom. Further is a generous vaulted kitchen with exposed wooden flooring, a range of modern high-gloss wall and base units, complementary worktops and splashbacks. The kitchen also has a stable door to the front courtyard and French doors to the terrace.

The first floor galleried landing leads to a vaulted principal bedroom with built-in storage and modern en suite shower room and to the property's remaining double bedroom, also with built-in storage.

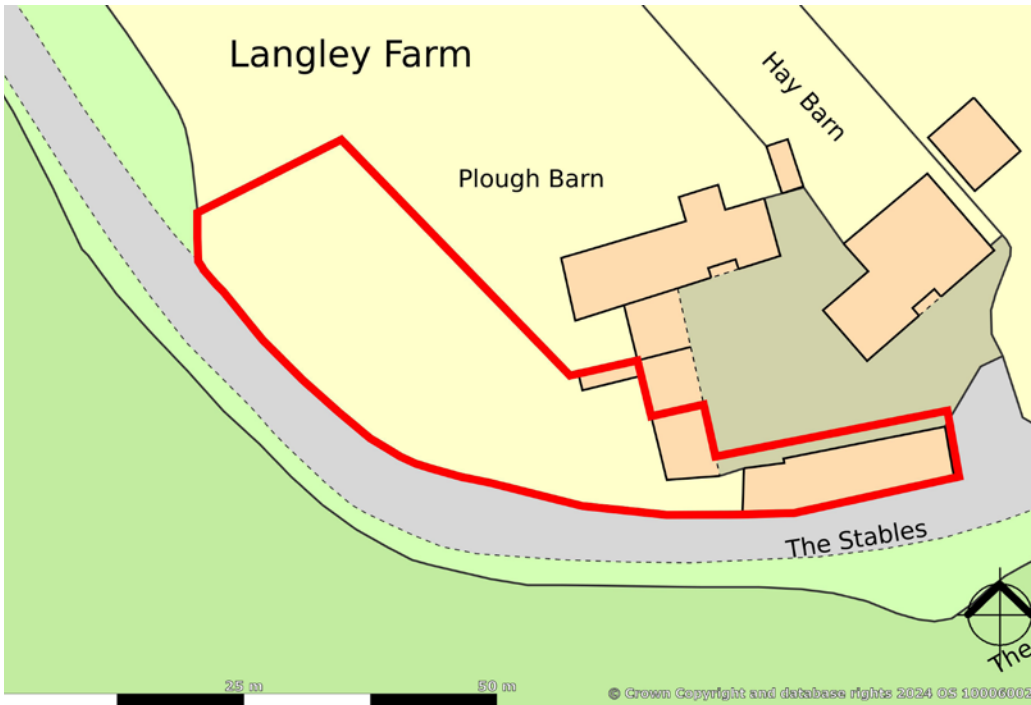
Outside

The property is approached through five-bar gates over a shared block-paved courtyard with private parking and a double carport. The generous well-maintained side garden is laid mainly to lawn interspersed with specimen trees and features a children's play area and a large L-shaped paved terrace with double wooden gates to the lane, ideal for entertaining and al fresco dining. The whole garden is screened by mature hedging and enjoying far-reaching views over neighbouring countryside.

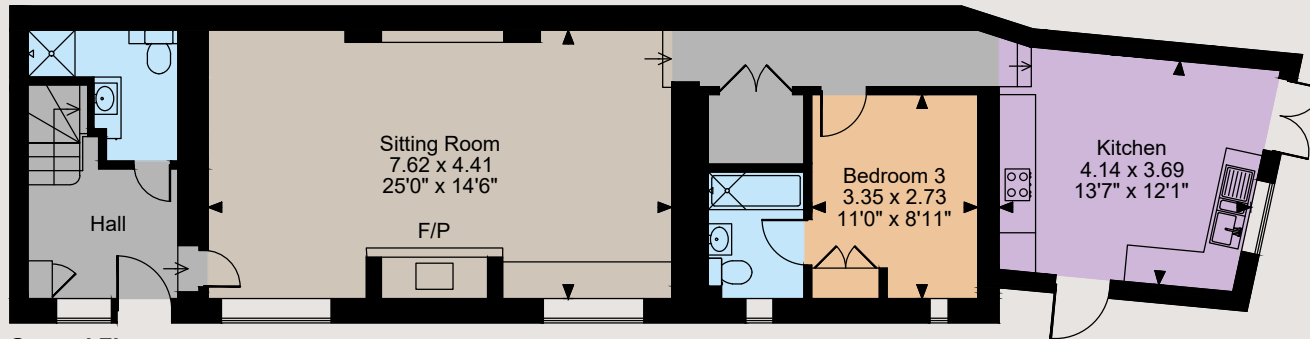
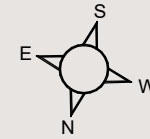
Location

The small hamlet of Langley sits in a conservation area. Nearby Preston is a small village with a thriving community spirit, church, village hall, recreation ground, public house, cricket club and popular nursery and primary school, while historic Knebworth offers more comprehensive amenities. More extensive shopping, service and recreational amenities can be found in Hitchin and nearby towns. The A1(M) and M1 give access to major regional centres, the national motorway network and central London, Knebworth station provides trains to central London in around half an hour and London Luton Airport offers a wide range of domestic and international flights. There is a large selection of independent schools in the area including Kingshott, Sherrardswood, St. Christopher and St. Francis' College.

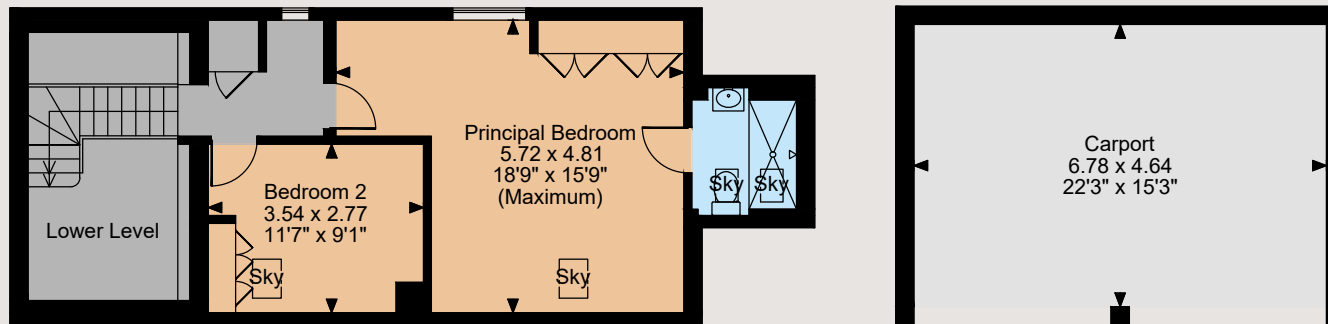




Floorplans
 Main House internal area 1,430 sq ft (133 sq m)
 Carport internal area 339 sq ft (31 sq m)
 Total internal area 1,769 sq ft (164 sq m)
 For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8607266/TML

Directions

From Strutt & Parker's Harpenden office turn right onto High Street (A1081), take the 2nd roundabout exit onto Sun Lane and after 0.4 mile take the 2nd roundabout exit onto Ox Lane, then the 1st roundabout exit onto Westfield Road. Turn left onto Lower Luton Road (B653), turn immediately right onto Bower Heath Lane (B652) and continue straight for 4.3 miles. Turn left onto Green Lane, turn right onto Whitwell Road, then turn left onto B656. After 2.4 miles turn left onto Langley Lane and The Stables can be found on the right.

General

Local Authority: North Herts District Council
Services: Mains electricity and water, centrally heated, private drainage. "We understand that the private drainage at this property does comply with the relevant regulations".

Council Tax: Band F

Tenure: Freehold

Guide Price: £850,000

Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343

harpenden@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland,
 including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared July 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited