



CHURCH VIEW COTTAGES

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ABBOTS LANGLEY

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*A collection of beautifully
restored houses, two of
which are Grade II listed,
in the charming village of
Abbots Langley opposite
the St Lawrence church.*





Period details have been treated with the same level of craft that created them, and now sit alongside a carefully curated palette of quality surfaces and materials designed for modern life.

When we acquired the property, portions of the building had not been lived in for 40 years and it was in a serious state of disrepair. We have rebuilt and strengthened the exterior walls, increased the floor space by adding extensions and cleverly redesigning the interior of the building. We have created private patios and gardens for each of the properties and a new car parking area.

As houses 23 & 25 are Grade II listed and no. 27-31 are locally listed and of local historical interest, the houses have been converted using original materials, sympathetic to the existing structures.

- Exterior brickwork built with reclaimed stock bricks, with lime mortar to match the original construction
- Eco-friendly limecrete flooring incorporating underfloor heating throughout
- Sustainable Warmshell Wood Fibre Natural Insulation
- Natural lime plaster
- Conservation style timber Victorian box sash windows.
- Reclaimed Welsh roof slates
- Handmade lead ridges and hip works

Traditional, modern and eco-friendly features carefully brought together



STREET VIEW CGI REPRESENTATIVE IMAGE



INTERIORS — HOUSE No 31



PERIOD FIREPLACE — HOUSE No 29



INTERIORS — HOUSE No 31

CGIs are illustrative and may be subject to change.

Village life twinned beautifully with commuter convenience

Located in East Hertfordshire, Abbots Langley offers the village life, commuter facilities, shopping amenities, whilst only being a short drive away from Watford and Hemel Hempstead.

Church View Cottages are within a mile and a half of Kings Langley railway station, right next to junction 20 of the M25. From there the journey to London Euston is under half an hour.



TRAVEL INFORMATION

Kings Langley Railway Station	1.3 MILES
Watford Junction	4.3 MILES
Luton Airport	14.3 MILES
Euston Station	55 MIN



ST LAWRENCE CHURCH

From Kings Langley station it's easy to travel into London within 25 minutes. By road, junction 20 of the M25 and the A41 are around a 10-minute drive away.



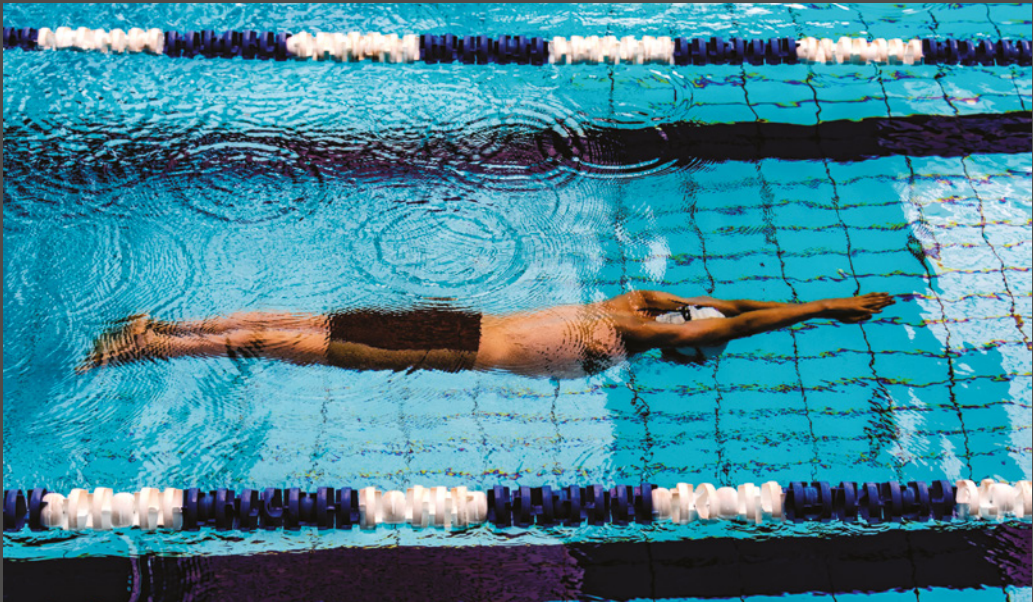
An historic village with all the quintessential English village charm

A PLACE IN HISTORY

Abbots Langley is the proud birthplace of Nicholas Breakspeare, circa 1100, who would later become Pope Adrian IV, the only Englishman ever to become Pope.

The village contains several roads named after its most famous inhabitant, as well as Breakspeare School.

Abbots Langley is also a short drive from Woodside Leisure Centre, which has first class sports facilities and 59 acres of woodland for outdoor activities.



WOODSIDE LEISURE CENTRE



WARNER BROS. STUDIOS LEAVESDEN

The village also has an historic bowling club, founded in 1935, which at full strength has 50 members.

For keen runners, Abbots Langley's annual 10k run "The Tough Ten" has been a fixture since 1982 and attracts serious runners from across the country and supports the charity MENCOP.

For keen Harry Potter fans, just a five-minute drive away from the village is Leavesden Studio Tour, one of the most popular tourist attractions in the country.



"THE TOUGH TEN" ANNUAL 10K RUN

St Lawrence Church and Abbots Langley village life

Church View Cottages are centered around the village High Street, with St Lawrence Church, Abbots Langley Cricket Club, Kitters Green and local restaurants all within walking distance.

The village of Bedmond is a short drive from the properties, whilst both Leavesden Country Park and Cassiobury Park are enjoyable places to spend an afternoon.



GASTRONOMIC DELIGHTS

The High Street is lined with a diverse selection of world cuisine, small cafés and coffee houses.

The Compasses is a traditional, family-owned pub with a large beer garden. The Unicorn, which is located close to Kings Langley Station, offers live music and plenty of entertainment options. Finally, The Glasshouse restaurant — tucked away inside The Grove at Chandler's Cross, a luxury country house hotel — offers a genuine fine-dining experience.



THE COMPASSES

A lively area with a wide range of restaurants, pubs and cafés, whilst being in the catchment area of high-quality schools



SIMMONS BAKERY



EDUCATION

Abbots Langley is a superb location for primary education, with several schools to choose from, the largest being Abbots Langley Primary School, located within the centre of the village. Breakspeare School is an

excellent option and offers a highly individualised curriculum for all its students. Nearby secondary options include Parmiters School, Fancis Combe Academy and Kings Langley School.



THE ROSE & CROWN



DAILY LIFE

Budgens Supermarket
Abbots Supermarket
Long stay free car park
Leavesden Country Park
Tesco Express
Kings Langley Cricket Club
Sainsburys Cow Lane
Cassiobury Park

1 MIN WALK
0.1 MILE
0.2 MILE
0.8 MILE
1.1 MILE
2.6 MILES
3.3 MILES
5.4 MILES

FOOD & DRINK

Simmons Bakery & Café
Abbots Tandoori
The Compasses
The Unicorn Pub
The Rose & Crown
The Glasshouse at The Grove

0.1 MILE
0.1 MILE
0.6 MILE
1.0 MILE
2.2 MILES
3.3 MILES

HEALTHCARE

Abbey Pharmacy
Abbots Langley Pharmacy
Abbots Langley Clinic
Vine House Health Centre
West Herts Therapy Unit
NHS Hertfordshire
Watford General Hospital
Hemel General Hospital

1 MIN WALK
0.1 MILE
0.2 MILE
0.2 MILE
0.5 MILE
2.8 MILES
5.5 MILES
5.8 MILES

SCHOOLS

Breakspeare Primary School
Abbots Langley Primary School
Tanners Wood Junior Mixed & Infant
Divine Saviours Roman Catholic Primary
Bedmond Academy
Parmiters Secondary
Kings Langley Primary & Secondary
Watford Boys Grammar
Watford Girls Grammar

0.40 MILE
0.50 MILE
0.70 MILE
0.80 MILE
1.2 MILE
2.1 MILES
2.8 MILES
5.1 MILES
5.2 MILES

Church View Cottages' close surroundings and site map

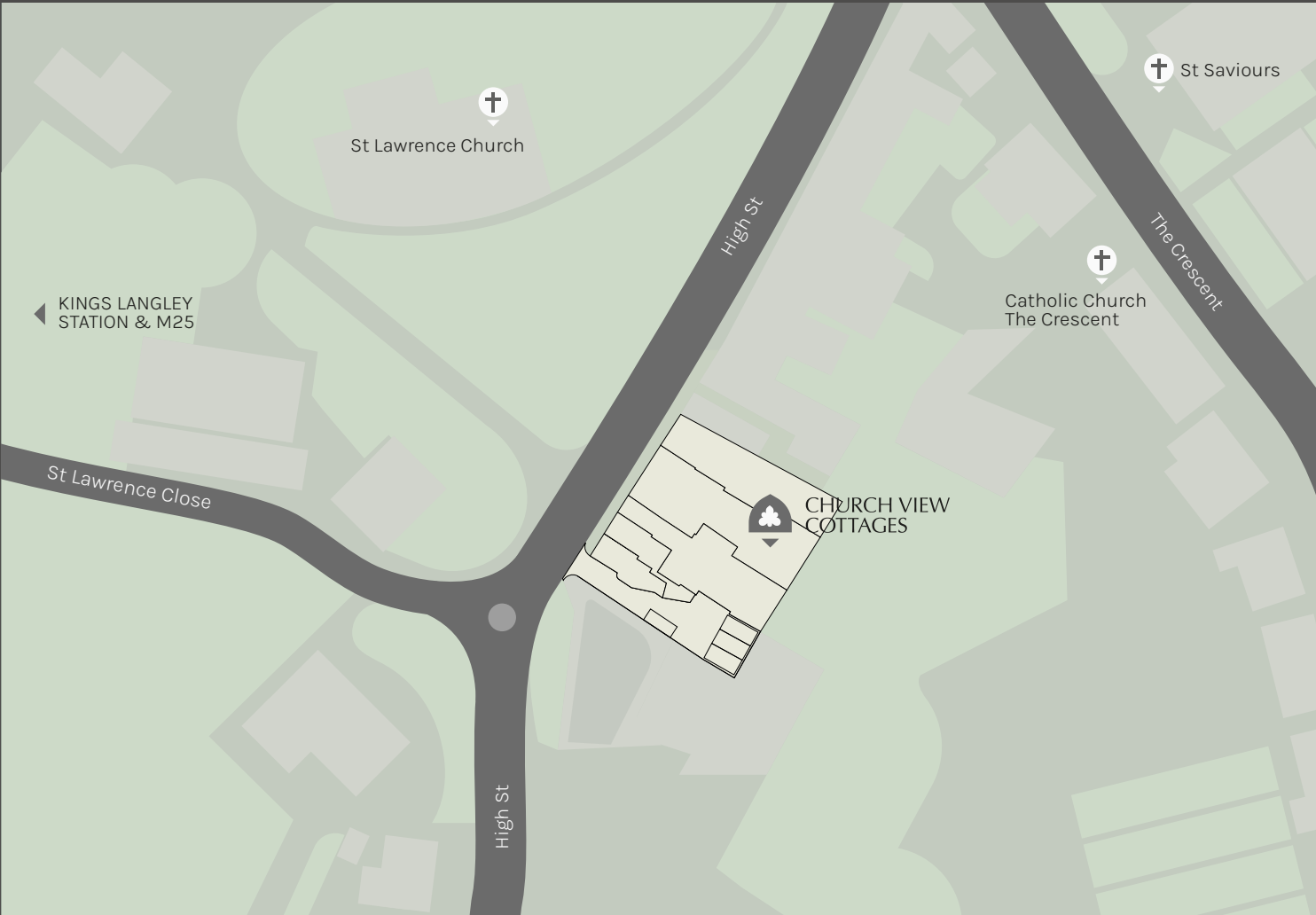
PRACTICAL INFORMATION

There is a station car park, with approximately 200 spaces with off peak charges from £3.50 per day.

Within the village of Abbots Langley there is a large, free car park of approximately 100 spaces, just off the village High Street and within easy walking distance of local shops.



KINGS LANGLEY RAILWAY STATION



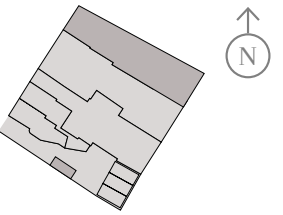
N°23



2 bedrooms
2 bathrooms

Terrace & garden
1 private roofed
parking space
& cellar

A timber framed Grade II listed house with its original hearth and fireplace still operational.



LIVING ROOM
5.29m x 4.39m

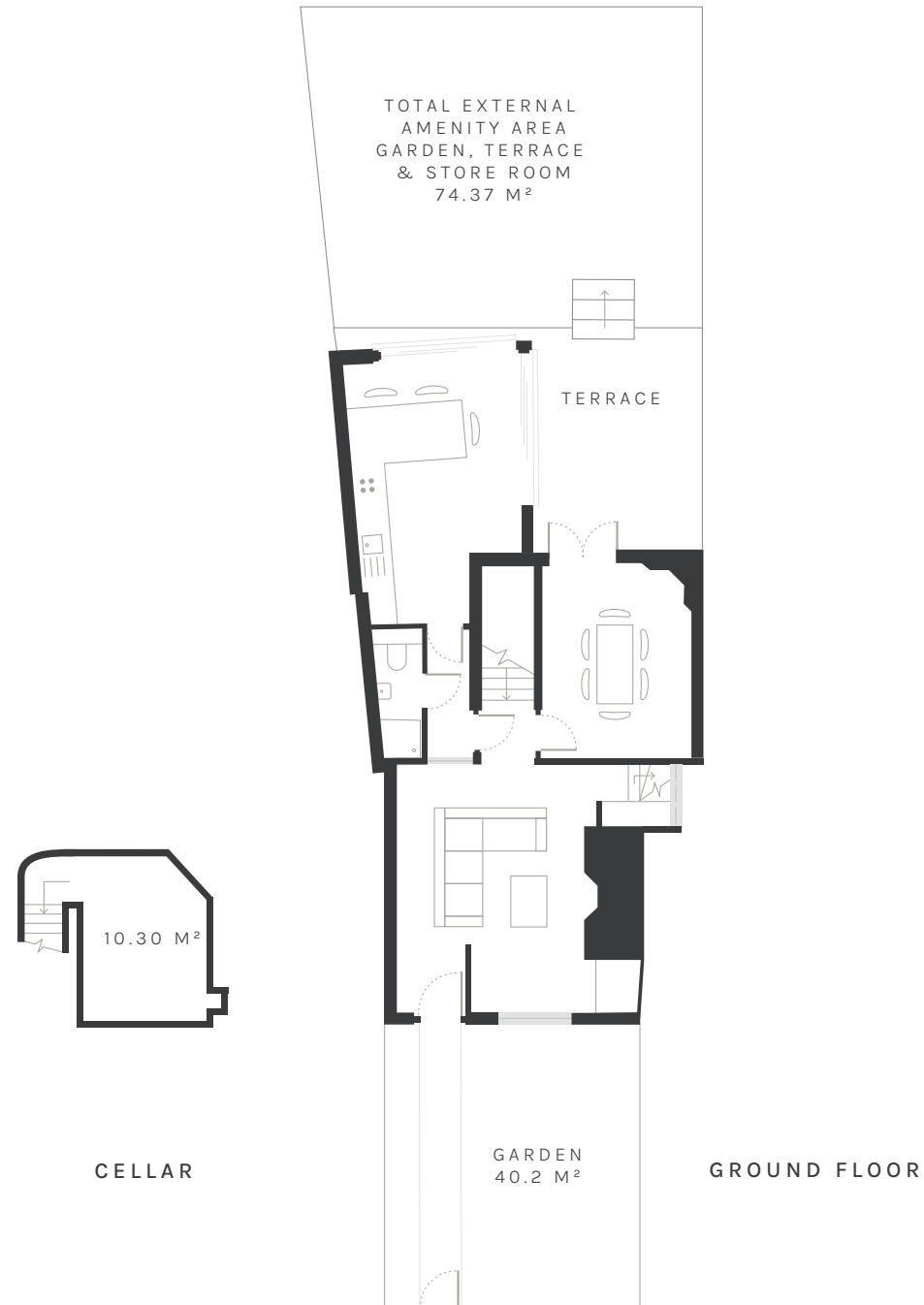
DINING ROOM
3.96m x 3.31m

KITCHEN
5.47m x 3.64m

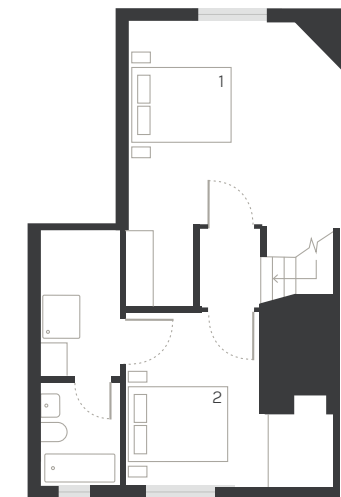
BEDROOM 1
5.42m x 2.92m

BEDROOM 2
4.49m x 3.95m

TOTAL
1289 sqft / 119.8 sqm



This timber framed, Grade II listed property sits tucked away at the end of the terrace with a private garden dominated by a beautiful yew tree. Its remarkable original hearth and fireplace is still operational.



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen layouts and storage areas may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floor plans are not to scale.

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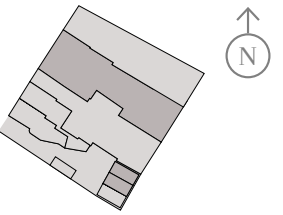
N°25



4 bedrooms
2 bathrooms

Terrace & garden
2 private roofed
parking spaces
& cellar

*A beautiful double fronted
Grade II listed house with an open
fireplace in the drawing room.*



LIVING ROOM
5.2m x 4.37m

DINING ROOM
5.18m x 4.32m

KITCHEN
6.05m x 3.08m

STUDY
2.98m x 2.31m

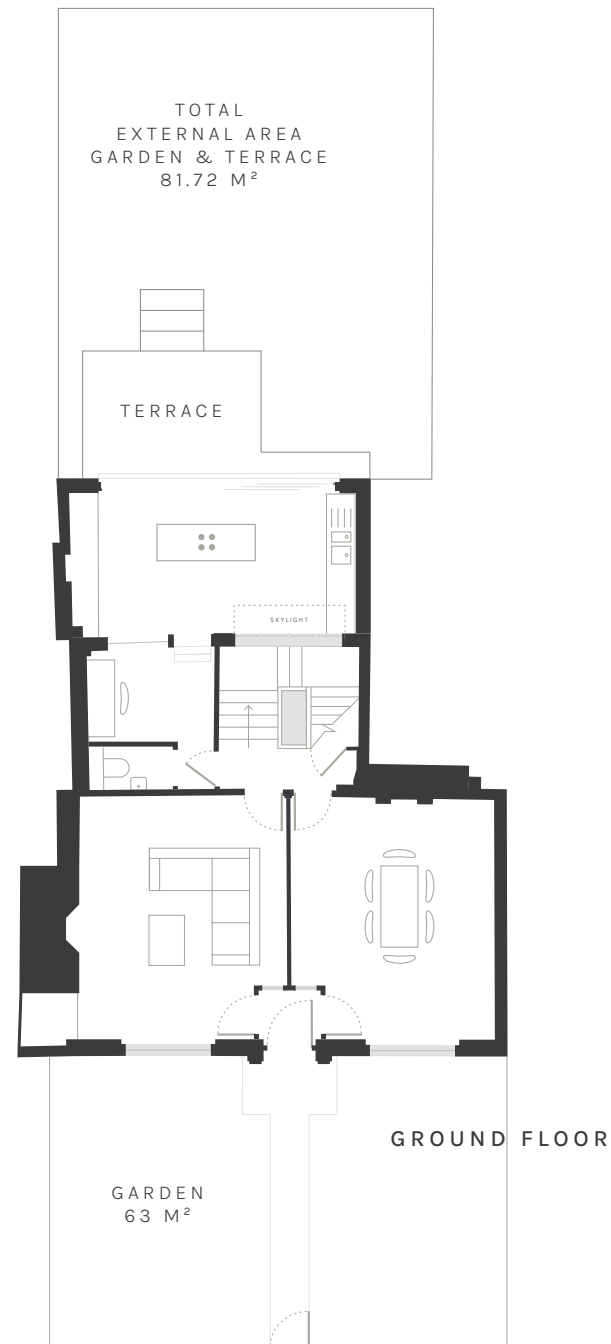
BEDROOM 1
5.19m x 4.5m

BEDROOM 2
5.22m x 4.4m

BEDROOM 3
4.39m x 4.35m

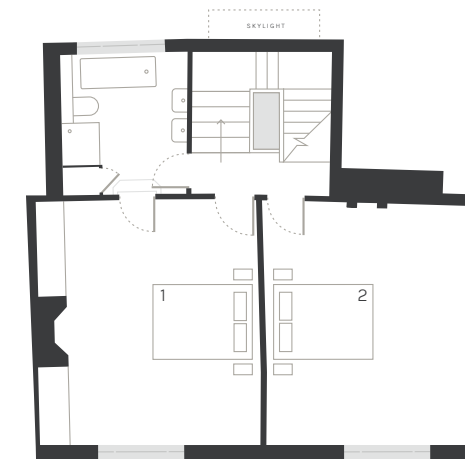
BEDROOM 4
4.21m x 3.2m

TOTAL
2369 sqft / 220 sqm

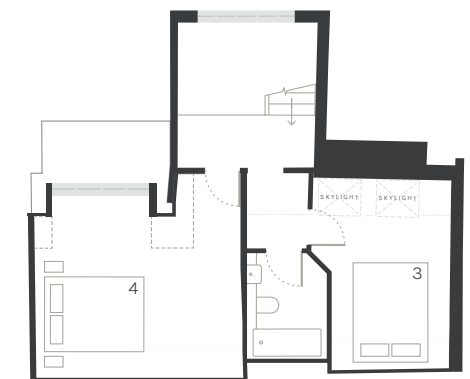


Benefiting from an open fireplace in the drawing room as well as in the master bedroom, this property has a separate dining room and large kitchen/ breakfast room with sliding doors to a sunken patio looking out on the garden beyond.

With four bedrooms over three floors and three bathrooms, many of the original features have been retained and lovingly reconstructed, using authentic materials from the 18th century.



FIRST FLOOR



SECOND FLOOR

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Original features have been retained and lovingly reconstructed.



KITCHEN CGI REPRESENTATIVE IMAGE — HOUSE No 25



BEDROOM CGI REPRESENTATIVE IMAGE — HOUSE No 25



LIVING ROOM CGI REPRESENTATIVE IMAGE — HOUSE No 25



BATHROOM CGI REPRESENTATIVE IMAGE — HOUSE No 25

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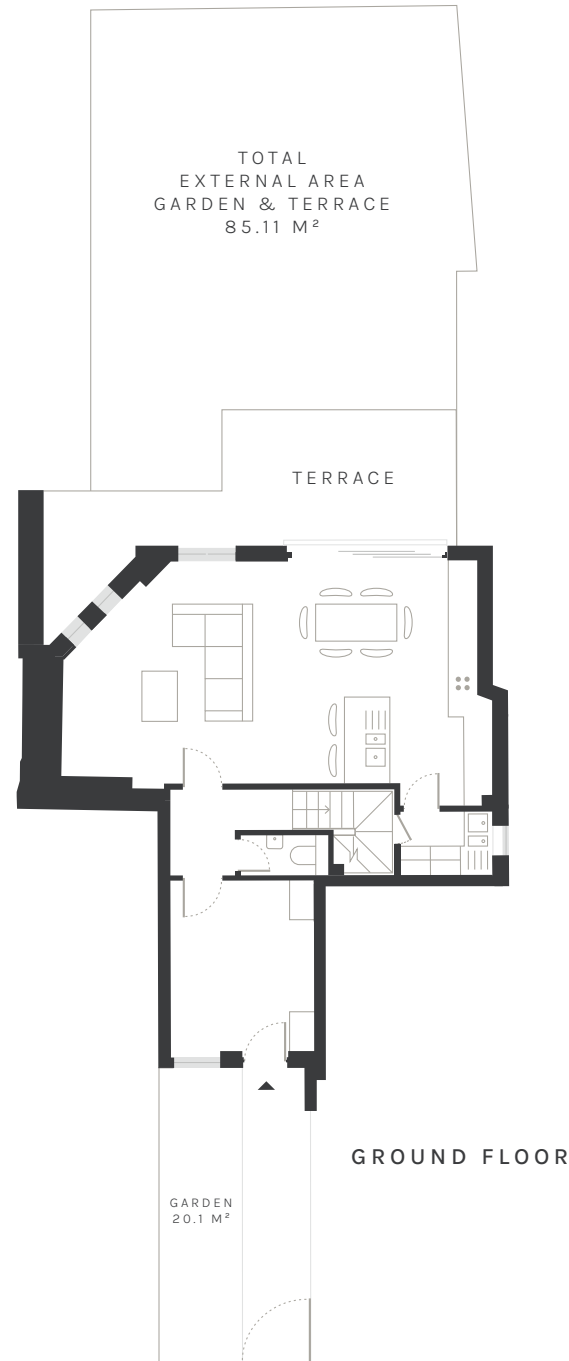
N°27



3 bedrooms
3 bathrooms

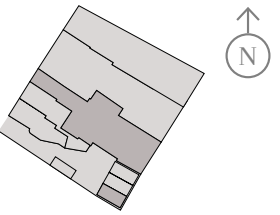
Terrace & garden
1 private roofed
parking space

RECEPTION ROOM
3.65m x 3.10m
KITCHEN/DINING
9.85m x 5.71m
UTILITY ROOM
2.05m x 1.40m
BEDROOM 1
3.65m x 3.10m
BEDROOM 2
4.30m x 3.63m
BEDROOM 3
4.75m x 4.70m
TOTAL
1447 sqft / 134.44 sqm



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A spacious three-bedroom house carefully restored with its original front door and other period detailing.



The original front door is set back from the street and accessed via a York stone path. This property has been extended significantly to include a large entrance hall, downstairs WC, open plan living,

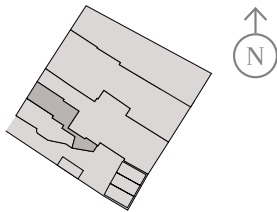
kitchen and dining with sliding glass doors that extend over the garden. On the upper floors are three well sized double bedroom, two with en suites.



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N°29

2 bedrooms
1 bathroom
Garden/Terrace



LIVING ROOM
3.59m x 3.42m

SITTING ROOM
2.74m x 2.71m

KITCHEN/DINING
3.59m x 3.42m

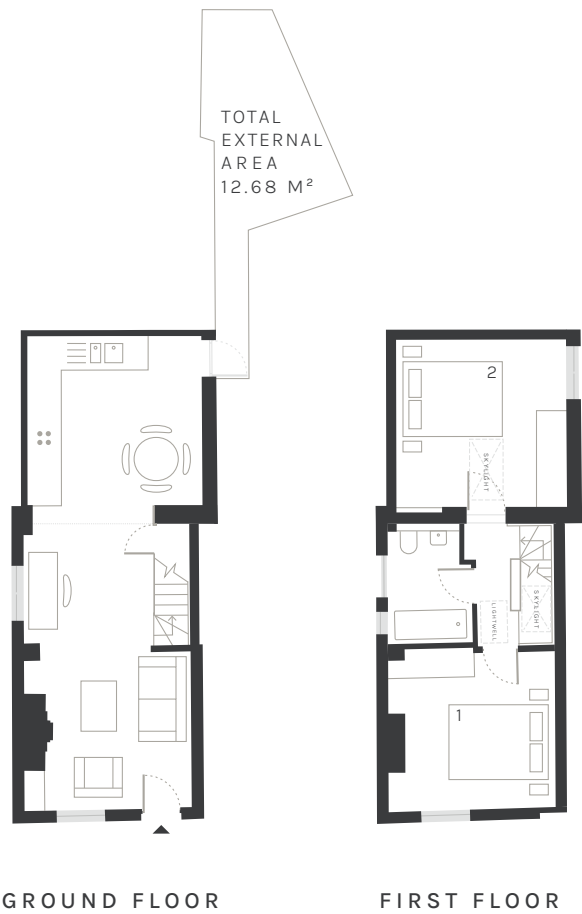
BEDROOM 1
3.59m x 3.47m

BEDROOM 2
3.53m x 3.61m

TOTAL
776 sqft / 72.14 sqm

A lovely two-bedroom house with access to a courtyard garden at the rear.

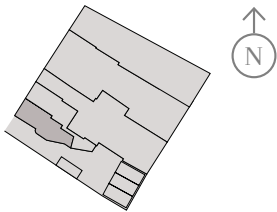
A two-bedroom, one bathroom property with open plan kitchen and living space on the ground floor and access to a courtyard garden at the rear.



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N°31

2 bedrooms
1 bathroom
Garden/Terrace



LIVING ROOM
3.78m x 3.35m

DINING ROOM
3.78m x 2.61m

KITCHEN
2.77m x 2.68m

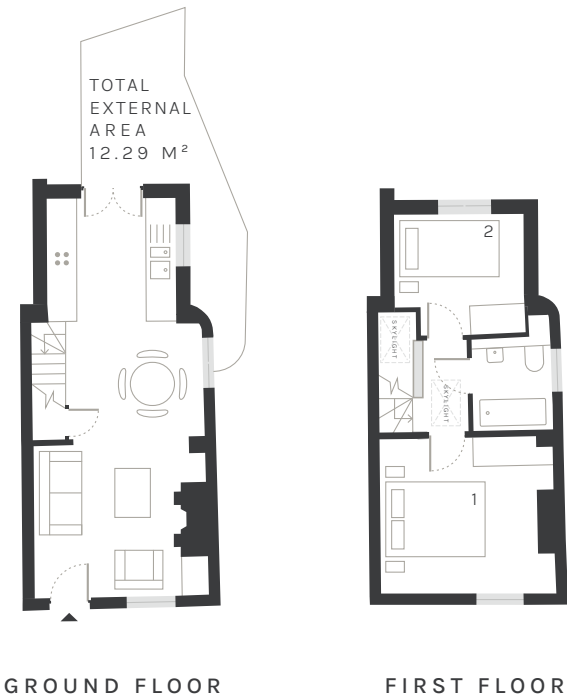
BEDROOM 1
2.77 m x 2.58m

BEDROOM 2
3.78m x 3.35m

TOTAL
633 sqft / 58.84 sqm

A charming terraced two-bedroom property benefiting from a lounge terrace with courtyard access.

This end of terrace property is a lovely two-bedroom, one bathroom house with open plan living, kitchen, diner on the ground floor and access to a courtyard garden at the rear.



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GENERAL SPECIFICATIONS

KITCHEN

Kuhlmann Kitchens from Germany
Spray finished lacquer doors
Sile Stone calacutter gold quartz worktops
Bosch appliances
Porcelain Belfast sinks
60cm Italian porcelain floor tiles

BATHROOM

Roca the gap wall hung W/C
Crosswater taps and fittings
Kaldewei steel baths
Cuban style floor tiles
White metro wall tiles
Underfloor heating to floor tiling

GENERAL

HEATING
Gas central heating
Underfloor heating to ground floor areas
Flat panel white radiators

FINISHES

Knightsbridge Matt Black switches and sockets

LIVING ROOM

9-inch period skirting board
9-inch oak engineered timber floors with a satin wax finish
Period fireplace*
*in house 29 & 25

BEDROOM

Custom made wardrobes
Fully carpeted

LANDSCAPING

Sympathetic landscaping
FENCING & BIN STORE
Fencing and bin store custom made shiplap fencing

PAVING

Paving Indian Marshalls Sandstone Grey
Tegula priora paving to driveway areas



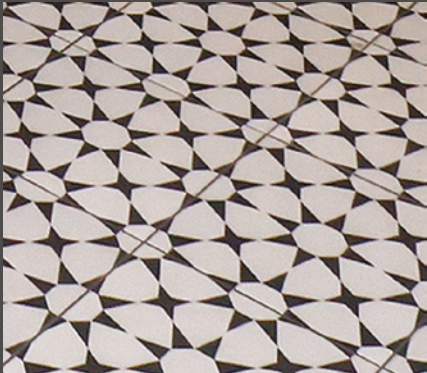
KNIGHTSBRIDGE MATT BLACK SWITCHES & SOCKETS



KITCHEN — HOUSE 29



ENGINEERED TIMBER FLOORS W/ SATIN WAX FINISH



CUBAN STAR WHITE FLOOR TILES



WHITE METRO STYLE WALL TILES



LANDSCAPING CGI REPRESENTATIVE IMAGE

Sales agent

PROFFITT & HOLT

Proffitt and Holt is a privately owned family business and is now one of Hertfordshire's longest established estate agency practices.

In 1964 Graham Holt joined the company and along with Mr Proffitt, they built and developed the business, establishing a reputation as one of the most respected estate agency and surveying firms in the area. The founding partners retired in 1977 and in 1989, Richard Holt joined his father in the business making it a truly family affair.

P&H also became known as specialists in the sale of village & country homes and in 1991 the firm expanded, opening an office in Kings Langley, and in 1999 a third office was opened in the expanding village of Abbots Langley.

We are here to help you with our local expertise built over many decades.

01923 270444
abbots@proffitt-holt.co.uk



Developer

CHURCH LLP

Everything we do is built on our reputation.

At Church we are committed to creating luxurious residential spaces using the highest quality materials and craftspeople.

With over 30 years of construction experience we understand how to get the best from the spaces we work in, the materials we work with and the people we entrust to bring everything to life.

Our professional team focuses on maximising the space and the use of materials on every project. This allows us to create luxurious and modern spaces with character and soul.

We create homes, not houses.

By focusing on the future residents of the developments we build, we ensure that the property is designed to be a welcoming and attractive home.

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