

The Old Dairy,
Abbots Langley, Watford



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A substantial and versatile barn conversion in a semi-rural setting, offering extensive accommodation, landscaped grounds and a detached annexe

The property

The Old Dairy is an impressive former Victorian farm building, converted to create a spacious and highly adaptable family home. Positioned within a private estate on the edge of Abbots Langley, the property combines period character with modern convenience, set within mature and thoughtfully arranged grounds of approximately one acre.

The house provides over 6,000 sq ft of well-balanced accommodation, arranged to suit both everyday family living and entertaining. Generous proportions are a consistent feature throughout, with a number of rooms benefiting from dual-aspect windows, creating a strong sense of light and openness.

At the heart of the home is an expansive open-plan kitchen and dining space, fitted with bespoke cabinetry and complemented by an adjoining utility/boot room. There are two principal reception rooms, offering flexibility for formal and informal living, alongside a separate study and cloakroom.

Upstairs, the property offers five well-proportioned double bedrooms, three of which have en suite facilities, in addition to a family bathroom.

Character features such as exposed brickwork and sash-style windows sit comfortably alongside modern additions, including underfloor heating to the ground floor, air conditioning to selected rooms and a security system.



Location

The Old Dairy is situated between Abbots Langley and Bricket Wood, offering a balance of countryside surroundings and convenient access to local amenities. Abbots Langley provides a range of everyday facilities including shops, cafés and restaurants, while more extensive amenities can be found in St Albans, Watford and Hemel Hempstead.

Transport connections are excellent, with mainline stations at Watford, St Albans and Radlett providing regular services into London. The M1 (Junction 6) and M25 (Junction 21a) are both within easy reach.

The area is well regarded for schooling, with a number of highly rated state and independent schools nearby, including Parmiter's School, the Watford Grammar Schools, and several private options such as Haberdashers', Edge Grove and the Royal Masonic School.

There are also extensive leisure opportunities in the surrounding area, including nearby countryside walks and access to Leavesden Country Park.

Postcode region: WD25

Annexe and ancillary accommodation

A detached, self-contained one-bedroom annexe provides excellent flexibility, suitable for guest accommodation or multigenerational living. The annexe includes an open-plan living/kitchen area, bedroom, dressing room and shower room.

There is also a separate home office, which could be incorporated into the annexe if required.

General

Local Authority: Three Rivers District Council
Services: Mains water, gas and electricity. Private drainage
Council Tax: Band H
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

6,372 sq ft (592 sq m)
5 bedrooms
Set in circa 1 acre
Freehold

Guide price £2,750,000



Approximate Floor Area = 435 sq m / 4682 sq ft
 Annexe = 157 sq m / 1690 sq ft
 Total = 592 sq m / 6372 sq ft
 (Excluding Shed)



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