

Harvest House Parrotts Close
Croxley Green WD3 3JZ
£1,900,000 Guide Price



PERFECTLY SITUATED, COMPLETELY LUXURIOUS

Nestling in beautifully landscaped, totally secluded gardens, West facing to the rear, this is an impressive plot of 0.38 of an acre, which backs onto The Green; a celebrated picturesque landmark. This is a rare opportunity for the discerning purchaser to acquire a stunning prestige new home in a sizeable curtilage.

WELL HEELED AND WELL PLACED

Harvest House is perfectly placed in a secluded, highly regarded road, Parrotts Close, just off The Green at Croxley Green. Nearby Rickmansworth offers an excellent mix of up-market chains including Waitrose and Marks and Spencers Food Hall along with a wide range of independent boutiques, restaurants, delis and coffee shops catering for all tastes.



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Harvest House is ideally located for commuting too. You're less than ten minutes drive to either Croxley Green underground stations (Metropolitan line) or Rickmansworth Station (Metropolitan line) and within 2 to 4 miles of junctions 17 or 18 of the M25.

You're a few minutes' walk from Croxley Green Metropolitan line



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GROUND FLOOR

The large central entrance hall welcomes visitors into an elegant home that's flooded with natural light. The open plan design includes a beautifully appointed kitchen, relaxed area for breakfast or informal dining as well as chill out time in the family room. Thanks to the expansive patio doors the reception areas open directly onto the rear terrace and garden, bringing the outside seamlessly inside. With its elegant ? replace the formal drawing room provides a more grown up space, while the study offers a designated room for learning or business. The spacious dining room completes the grandeur.



KITCHEN/BREAKFAST 5m x 4.85m 165 x 1511

FAMILY ROOM 4.55m x 4.4m 1411 x 145

DRAWING ROOM 7.2m x 5m 237 x 165

DINING ROOM 4.45m x 3.85m 147 x 128

STUDY 5m x 3.4m 165 x 111

All room dimensions are between finished plastered faces and taken from architects plans which may vary during the construction process.

FIRST FLOOR

The luxury continues to the ?rst ?oor with ?ve generously sized bedrooms. Both the master suite the 2nd and 3rd bedroom boast glamorous en-suites whilst the master bedroom has a fabulous dressing room. The other bedrooms have ample storage with built-in wardrobes and use of a spacious, well equipped family bathroom all accessed from a light ?lled large central landing.



MASTER BEDROOM 5.97m x 4.03m 197 x 133

BEDROOM 2 3.95m x 3.5m 1212 x 116

BEDROOM 3 4.05m x 3.5m 133 x 100



BEDROOM 4 4.35m x 3.55m 143 x 118

BEDROOM 5 4.3m x 3.5m 141 x 116

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SPECIFICATION

Harvest House is carefully designed and specified to provide an exceptional level of luxury, comfort and sophistication using only first class materials with designs to maximise light, space and storage.

THE KITCHEN Handcrafted with precision by Hacker in Germany, the kitchen brings style and function together to sensational effect. It features the following integrated Siemens appliances: 2 wall mounted ovens Microwave Steam oven 5 ring gas hob Full height fridge Full height freezer Dishwasher Steel and glass extractor hood Wine cooler by Kaple Waste disposal Sleek modern wall and base units and glamorous silestone work surfaces with stylish glass splashback UTILITY ROOM Generous



ELECTRICAL, LIGHTING AND COMMUNICATIONS

TV outlets in drawing room, dining room, family room and all bedrooms, with sky plus points in family room and drawing room for connection to Sky (requiring residents subscription) Telephone points in drawing room, family room and master bedroom and in hall cupboard with power point for wireless router CAT 6a cabling to TV points PIR lights to all cupboards Low energy downlights to kitchen, hall, landing, bathroom, ensuite and cloakroom External lights to front door, rear doors and utility room door Low energy light fittings throughout SECURITY Sophisticated intruder alarm Audio entry system to electric gates Electric gates controlled by fob or code and by automatic release from inside the house. Electrically operated up



