



Milthorne Close, Croxley Green
Rickmansworth, Hertfordshire, WD3

HAMPTONS
INTERNATIONAL

Beyond your expectations

A Victorian home of immense character

Hamptons International

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Reception Hall | Drawing Room | Dining Room | Family Room/Study | Kitchen/Breakfast Room | Utility | Cellar | Five Bedrooms | Master Bedroom With En-Suite | Family Bathroom With Separate Cloakroom | Bedroom Five With En-Suite | Garage | Landscape Gardens

Guide Price £1,750,000 Freehold

Description

This wonderful Victorian family home dates back to the late 1800s and is situated in a small cul-de-sac from Copthorne Road and just off The Green. The property affords the most convenient position for access to Croxley Green Village and Metropolitan Line station train station.

With accommodation spread over three floors the house enjoys some lovely period features including herringbone wood flooring, oak panelling and open fireplaces. A viewing is essential to appreciate the well proportioned rooms and attractive rear garden.

The entrance porch leads into a welcoming entrance hall with stairs rising to the first floor landing and access to the ground floor reception rooms. The kitchen/breakfast room is the hub of the house with stunning views over the rear garden. Comprehensively fitted with a matching range of painted Shaker style wall and floor units, a central island and granite work tops with contemporary tiled walls and floor. There is a fitted gas Aga and an integrated dishwasher and microwave. The utility room has a quarry tiled floor and built in cupboards. Adjacent to the kitchen is an inner lobby with a butler's pantry with cupboards and a sink unit and then the cellar is also accessed from the lobby and has light and power. The drawing room has a deep square window to the front and focal point of a distinctive fireplace. Double doors open into the family room/study which is double aspect and also features a period fireplace. The dining room is a

beautiful room with a large claygate style open fireplace and a classic range of built in book shelves.

The first floor offers a generous landing space and four double bedrooms all with fitted wardrobes. The master bedroom has a fabulous en suite bathroom with a large walk-in shower, a Victorian free standing bath, wash basin and WC. Whilst the family bathroom and separate cloakroom services the other three bedrooms.

On the second floor is a bedroom 5/guest bedroom with an en suite shower room. Finally there is a substantial attic which could be converted into further accommodation subject to usual consents.

Outside

The Old House is approached over a gravelled driveway leading to the detached garage and there is parking for several cars together with raised feature flower beds to the front of the house and gated access to the rear garden.

The rear garden is an outstanding feature and really compliments this fine home. The terrace is tucked away to the side of the house between the kitchen and the garage. The wide lawn gives way to well-stocked mature flower and shrub borders, mature trees together with a hedge backdrop. The gardens overall are about 0.5 acres. There is also a summer house, green house and shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 420.8 sq m / 4529 sq ft

Garage = 29.2 sq m / sq ft

Cellar = 8.9 sq m / 96 sq ft

Summer House/ Shed = 5.2 sq m / 56 sq ft

Total = 464.1 sq m / 4995 sq ft

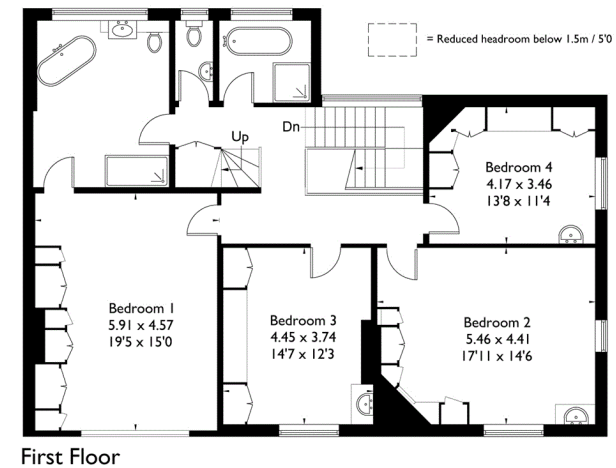
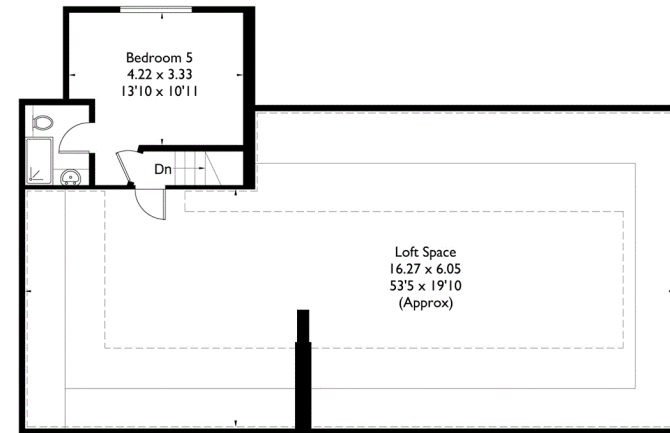
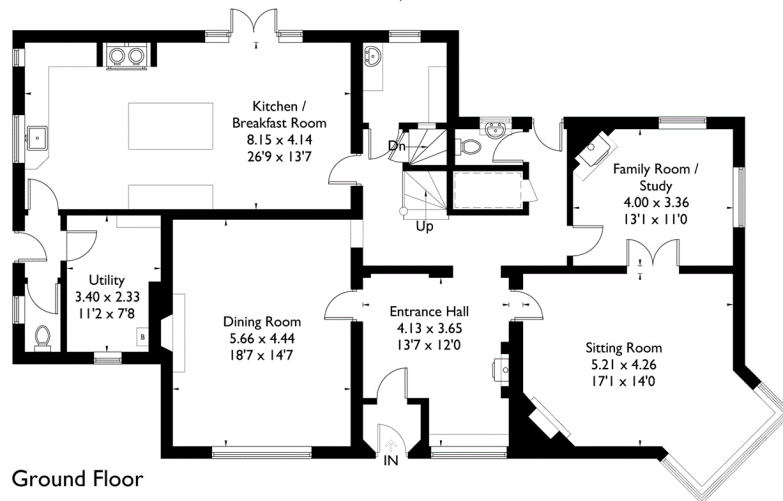
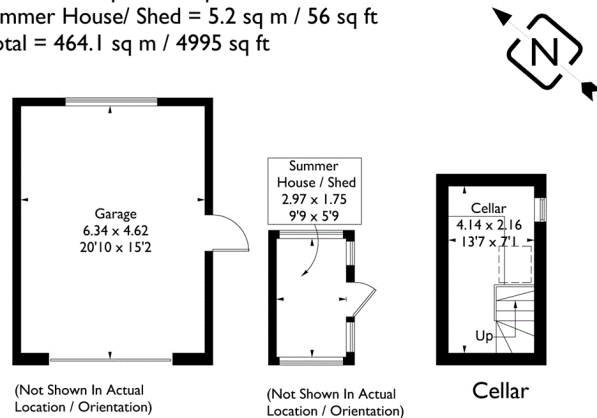


Illustration for identification purposes only. Not to scale
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

