



A SUBSTANTIAL FAMILY DWELLING OVER THREE FLOORS

Dutch Lodge, 33 Astons Road, Moor Park, HA6 2LB

ROBSONS



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A substantial family dwelling providing well balanced accommodation arranged over three floors.

- LIVING ROOM • DINING ROOM • CONSERVATORY • FAMILY ROOM (WITH BAR) • KITCHEN & BREAKFAST ROOM • UTILITY ROOM • MASTER BEDROOM WITH HIS & HERS DRESSING ROOM & ENSUITE BATHROOM • TWO FURTHER GUEST SUITES • BEDROOM FOUR AND FIVE • FAMILY BATHROOM • BEDROOM SIX WITH ENSUITE BATHROOM • BEDROOM SEVEN • KITCHENETTE TO 2ND FLOOR • DOUBLE GARAGE

Description

Forming part of the highly regarded 294 acre Moor Park Private Gated Estate, Astons Road is considered to be the premier aspirational road, with a wide substantial residential dwellings. The Dutch Lodge is one of the finest examples, set on approximately 1 acre of mature landscaped grounds, with its distinctive green glazed pantiles roof with attractive contrasting crow-step gable. The property extends to approximately 5,500sqft arranged over three floors with 4 principle reception rooms enjoying views over the rear garden. With 7 bedrooms and 5 bathrooms provide the ideal balanced living accommodation. Third floor can also be used as an annexe.

Situation

Astons Road is conveniently located for Moor Park shops, restaurants together with the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a further wide range of shops, restaurants and transport facilities. The local area is well served for state

and private schools, which includes Merchant Taylors Senior & Junior Schools which are both on the estate. Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach.

This property falls within the Moor Park Conservation Area. We recommend that prospective purchasers wishing to extend or alter this property in any way should make enquiries with Three Rivers Planning Department and also Moor Park (1958) Limited whose approval for alterations and extensions is also required under the covenants of the Estate.

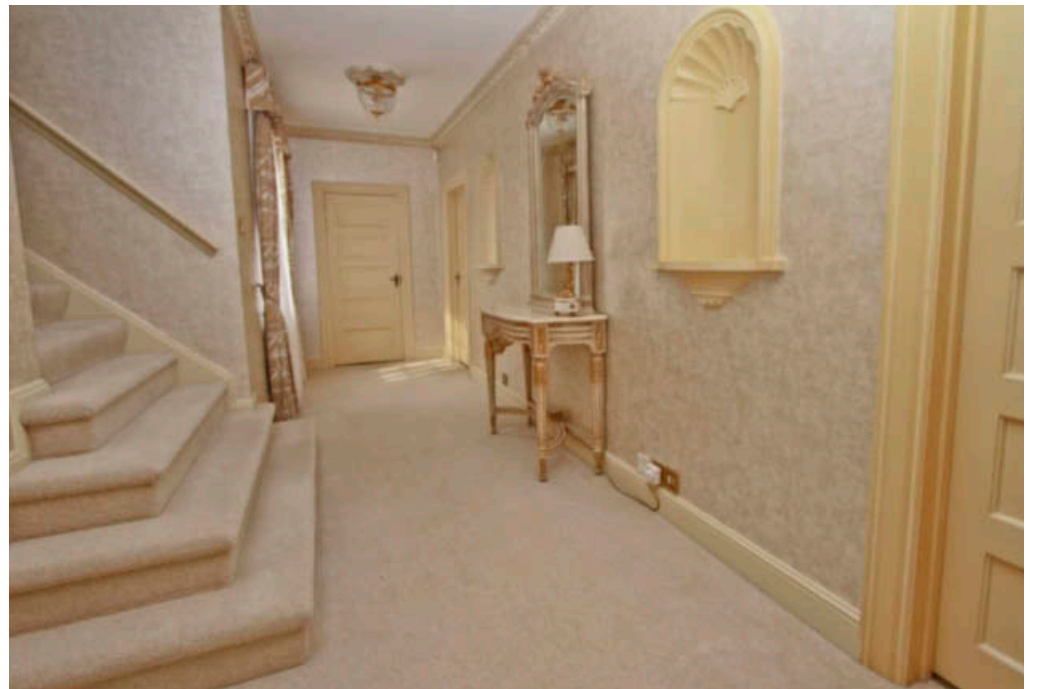
Guide Price – Guide Price - Price on Application

Tenure – Freehold

Energy Efficiency Rating – D

Local Authority – Three Rivers District Council

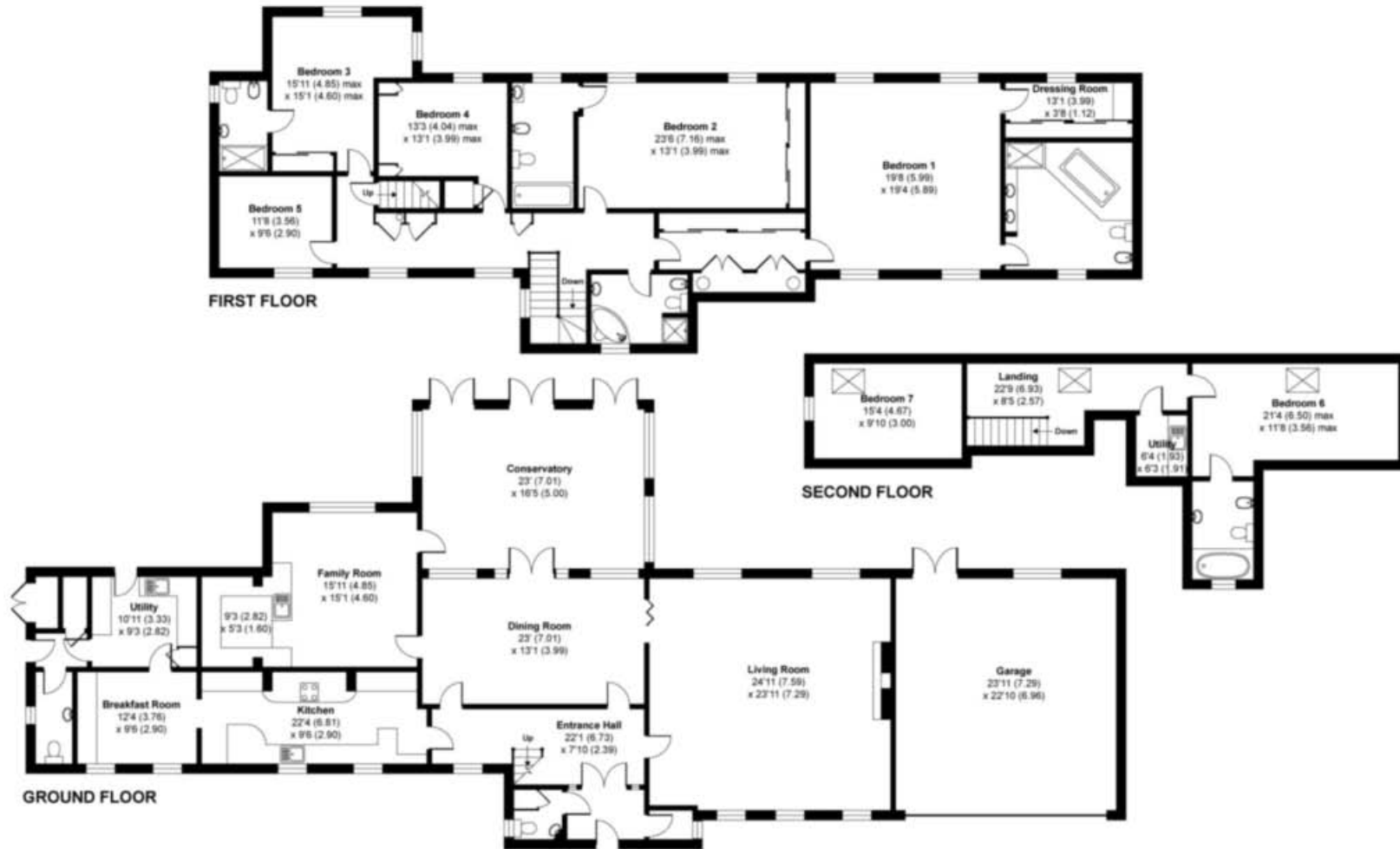








APPROX. GROSS INTERNAL FLOOR AREA 5445 SQ FT 505.8 SQ METRES (INCLUDES GARAGE)



'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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