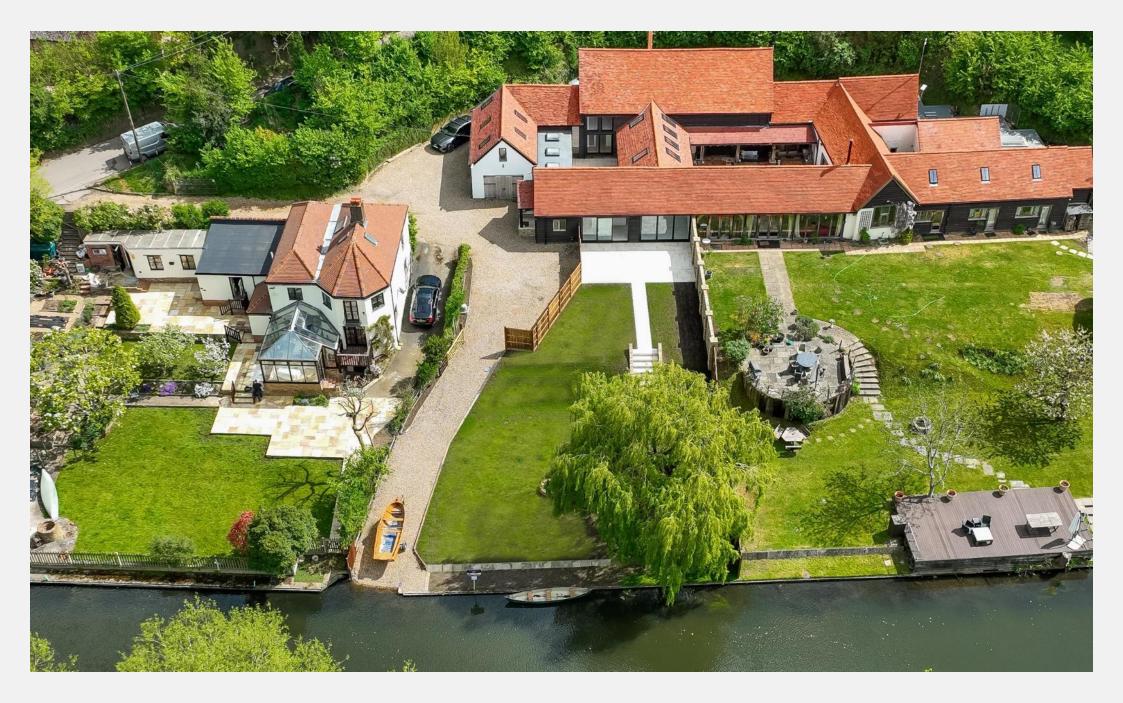
RIVER**HOMES**



Springwell Lane Rickmansworth WD3

Tucked away along the peaceful banks of the Grand Union Canal and the River Colne, Hay Barn House is a truly outstanding residence that blends historical charm with contemporary comfort. This striking home, originally dating back to the 1700s, has been expertly transformed into a one-of-a-kind waterside retreat, combining traditional barn features with a modern design ethos. Upon entry, the sense of light and space is immediately apparent. The layout flows seamlessly, with a bright and inviting entrance hall leading into a vast open-plan living area. The heart of the home is the stylish kitchen/dining/ family area, perfectly designed for both everyday living and entertaining. Full-height glazing and bi-fold doors open onto a generous garden, bringing the outside in and showcasing tranquil waterside views. At the centre of the home lies the grand vaulted living room, a dramatic yet welcoming space with exposed timber beams, and a bespoke fireplace with a log burner that creates a warm, inviting atmosphere. Overlooking the space is a handcrafted oak mezzanine, adding both visual interest and functionality. The bedroom accommodation is equally impressive, comprising four individually designed rooms, each with its own en suite and distinctive character.





Springwell Lane Rickmansworth WD3

KEY FEATURES

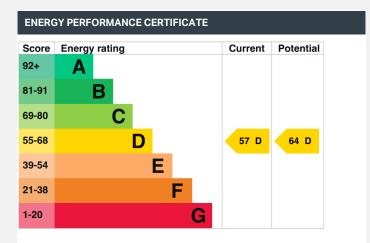
Historical barn conversion Open plan kitchen/dining/family area Vaulted living room with log burner Oak mezzanine to living room Four en suite bedrooms Sheltered courtyard Private garden Plentiful parking and large garage Slipway and mooring Close to Rickmansworth town centre Excellent transport links No onward chain Council tax band H This home has been planned with both aesthetics and practicality in mind, offering a separate home office, a fully equipped utility room, and a large garage with inspection pit, ideal for car enthusiasts or hobbyists. Outside, the property offers extensive parking, a private slipway and mooring for direct water access, and a spacious garden with lawns stretching to the water's edge – an idyllic setting for outdoor living. A sheltered courtyard provides yet another peaceful area for relaxation or entertaining. Situated only a few minutes from the historic town of Rickmansworth, this exceptional home benefits from a perfect blend of countryside charm and urban

convenience. The town centre offers an array of independent shops, cafés, and supermarkets, while the surrounding waterways and the nearby Rickmansworth Aquadrome nature reserve offer endless opportunities for leisure and exploration. For commuters, Rickmansworth is superbly connected boasting fast rail services into London via both the Metropolitan and Chiltern lines, and with excellent road links via the M25 and M1. A selection of well-regarded state and private schools are also within easy reach, making this a fantastic choice for families.





£1,795,000 Freehold



KEY INFORMATION	
Local authority:	London Borough of Hillingdon
Internal area:	3,970 sq. ft. / 368.8 sq. m.
No. of bedrooms:	4

Council tax band: H









RIVER**HOMES**

Greater London Branch 75 High Street Teddington TW11 8HG 020 8977 4500 www.riverhomes.co.uk



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: If should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be charged by our Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.