

RIVERHOMES

Springwell Lane
Rickmansworth WD3

£1,795,000
Freehold



**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 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.





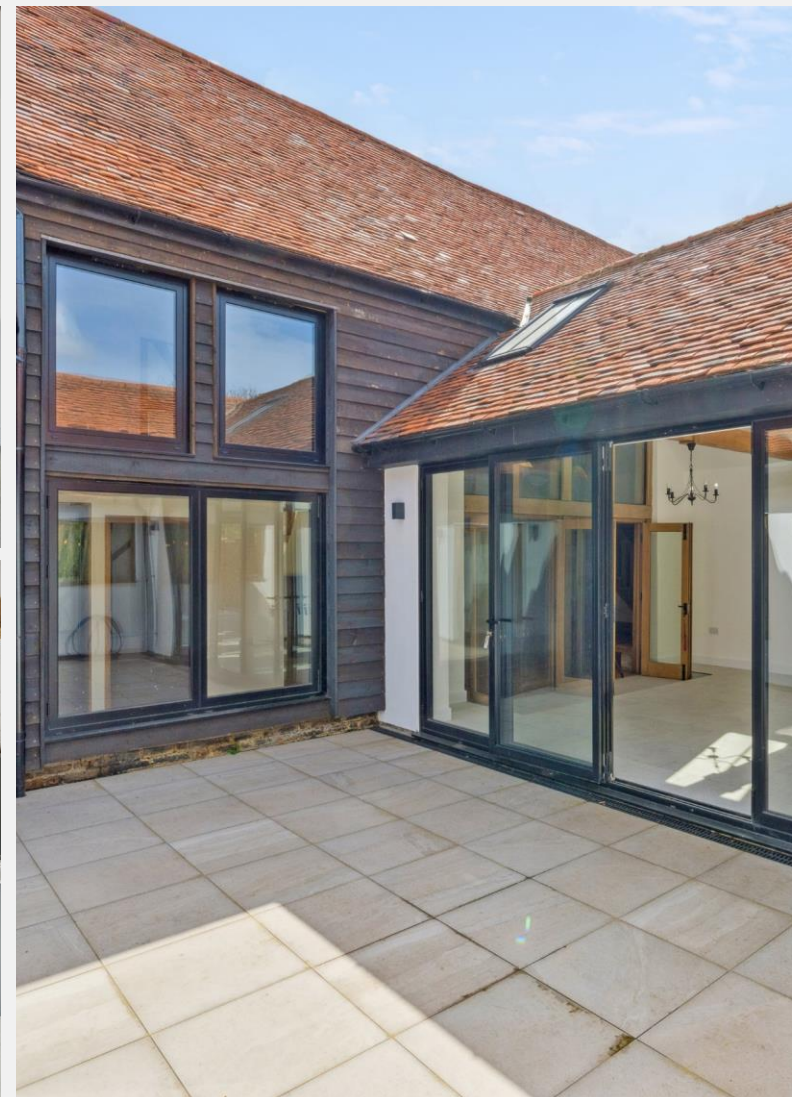
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This home has been planned with both aesthetics and practicality in mind, offering a separate home office, a fully equipped utility room, and a large garage with inspection pit, ideal for car enthusiasts or hobbyists. Outside, the property offers extensive 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.

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**





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

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

