

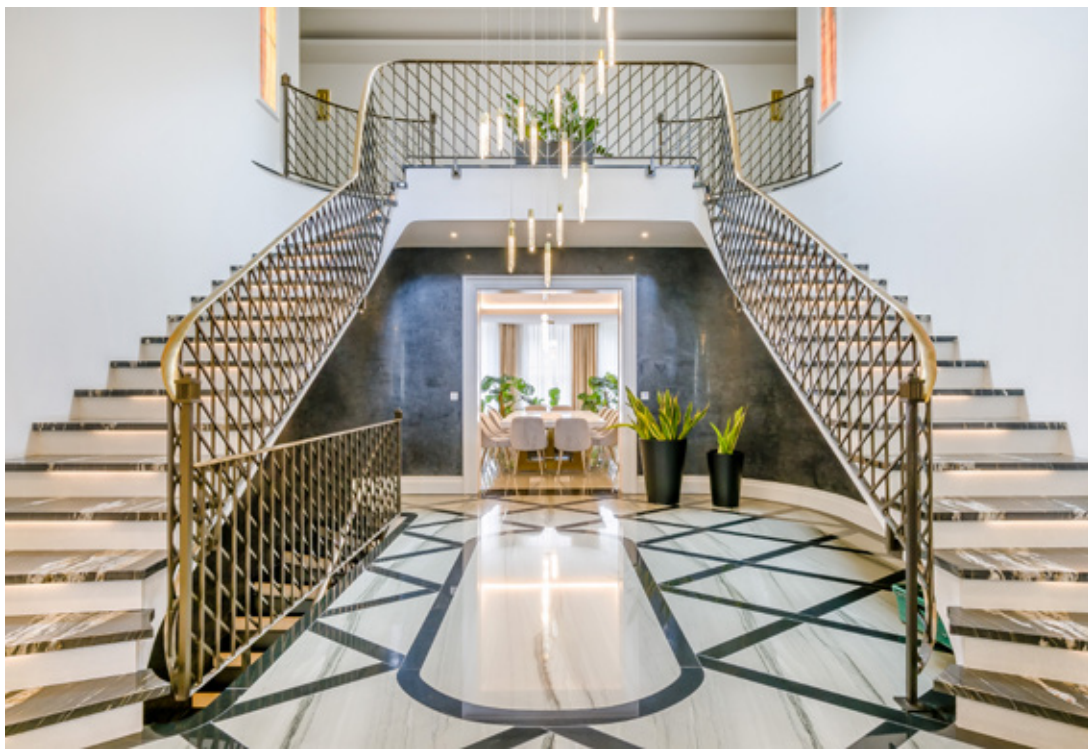
Great Poplars

Rasehill Close, Rickmansworth

ROBSONS



ROBSONS



A magnificent, luxury detached home with six bedrooms, a home spa and beautiful modern styling

Room List

Reception hall | Sitting room | Dining room | Study
Conservatory | Kitchen | Utility | Boot room | Cloakroom
Reception room | Gym | Cinema room | Swimming pool
Hot tub | Sauna | Steam room | Living space | Wine cellar
Media room | Lift

Principal bedroom with 2 walk-in wardrobes & en suite
bath & shower rooms | 5 Further bedrooms en suite
Family bathroom | Laundry | Sitting area with storage
Annexe with 2 bedrooms & shower room

Garden office with kitchenette | Summerhouse
Garage | Garden | EPC rating D

4.20 acres

Mileages

M25 (Jct 18) 0.6 miles, Rickmansworth station 1.0 miles
(London Marylebone 25 minutes), Rickmansworth High Street 1.2 miles,
Watford 4.4 miles, London Heathrow Airport (T5) 14.5 miles,
Central London 24 miles

*Great Poplars,
Rasehill Close, Rickmansworth,
WD3 4EW*

The Property

With its handsome white rendered elevations, sash windows and elegant styling, Great Poplars is a thoroughly impressive detached home in a sought-after setting. The accommodation has the highest quality bespoke fittings and design features throughout, including luxury bathrooms and an opulent home spa. The house features a grand entrance with a pillared storm porch, and inside a stunning reception hall with a sweeping imperial staircase leading to the first-floor galleried landing.

The ground floor has a generous sitting room with a dual aspect, including two sets of French doors opening onto the garden, window seats, panelled walls, tiled flooring and a feature fireplace. There is also a useful home study and a formal dining room with a bay window overlooking the rear garden. The 38ft kitchen is fitted with bespoke units and a striking central island with breakfast bar, as well as Miele integrated appliances.

The lower ground level offers a magnificent leisure and entertaining area, including a bar, a cinema room and a gym. Towards the rear there is a luxury home spa with a swimming pool, a hot tub, a sauna and a steam room. The spa room opens onto the lower patio via two sets of sliding glass doors.

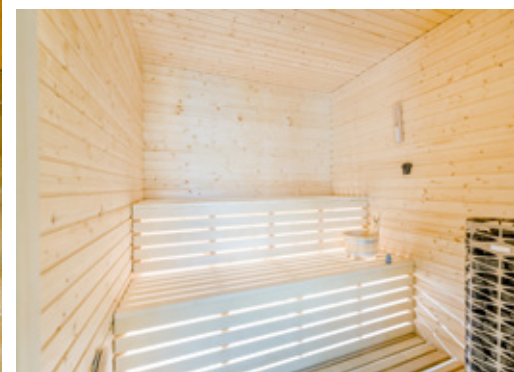
The central staircase leads to the first floor, where there are three generous double bedrooms, each of which is en suite. These include the principal bedroom with its south-facing balcony, two spacious walk-in wardrobes, en suite bathroom and en suite shower room. There is also a laundry on the first floor, while the accommodation continues on the second floor with a further three well-presented bedrooms en suite. There is also a sitting room with access to two storage rooms.

















Outside

The property is set back from Rasehill Close on a private driveway, which leads to security gates opening onto the driveway, with its parking area at the front of the house and further driveway leading to the lower garage. The front garden has immaculate border beds and mature trees to both sides, creating a sense of peace and seclusion. At the rear there is a patio area for al fresco dining, an area of lawn, a covered seating and barbecue area and a timber-framed garden office with its own deck and a kitchenette.

Location

The popular Hertfordshire town of Rickmansworth lies in a well-connected, convenient position just moments from the M25 and within easy reach of Central London via its mainline station. Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing. Golf in the area includes Moor Park Golf Club West Herts Golf Club and Denham Golf Club. Watford is within easy reach for further amenities and leisure facilities, while the area has easy access to junction 18 of the M25, within a mile. Rickmansworth's mainline station provides services to London Marylebone in just 25 minutes.

General

Services

Mains electricity, gas, water and drainage

Local Authority

Three Rivers District Council

Council Tax

Band H

EPC

Band D

Fixtures and Fittings

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Directions

From junction 18 of the M25, take the A404/Chorleywood Road towards Rickmansworth and after 0.5 miles, turn left onto Rasehill Close. You will find the entrance to Great Poplars on the left.

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ROBSONS

Rasehill Close, Rickmansworth

Approximate Gross Internal Area

Main House = 10046 Sq Ft/933 Sq M

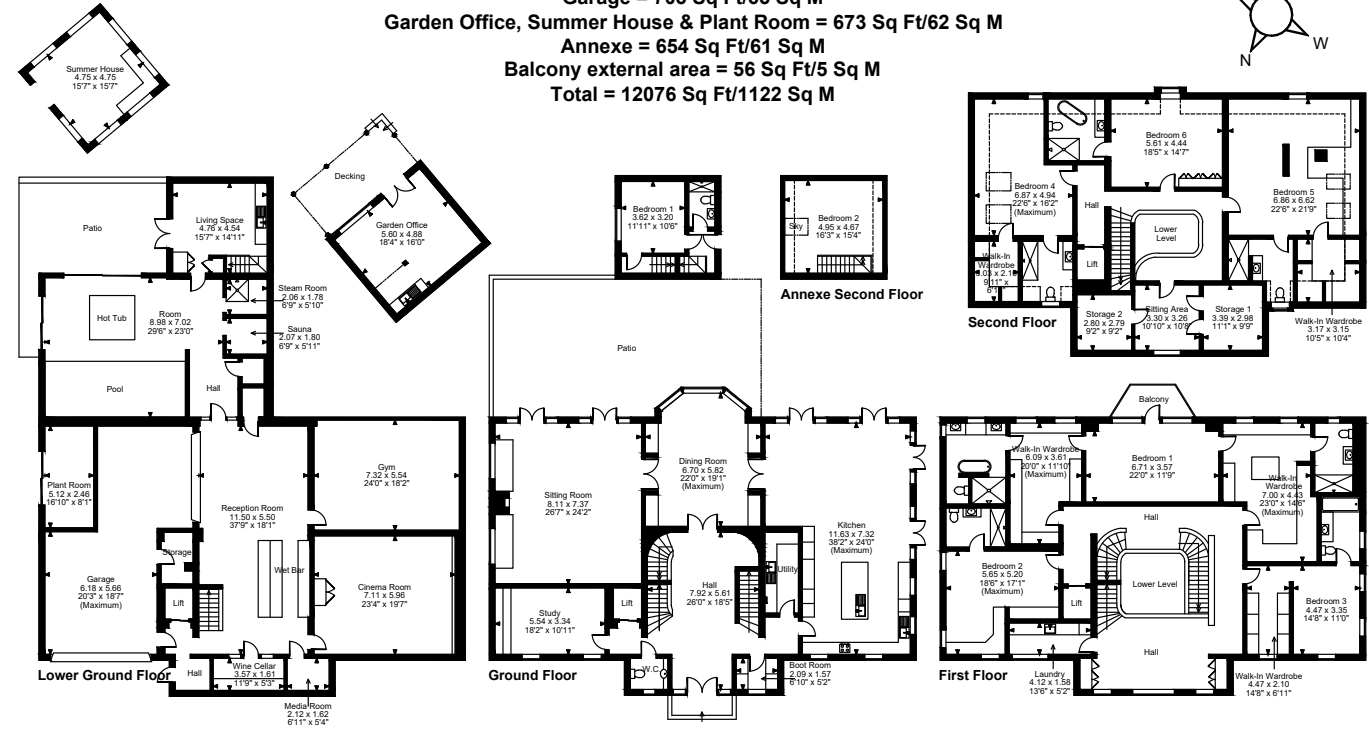
Garage = 703 Sq Ft/65 Sq M

Garden Office, Summer House & Plant Room = 673 Sq Ft/62 Sq M

Annexe = 654 Sq Ft/61 Sq M

Balcony external area = 56 Sq Ft/5 Sq M

Total = 12076 Sq Ft/1122 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

