



**UNIQUE PROPERTY WITH TWO ANNEXES AND 4,963 SQFT OF FLEXIBLE LIVING SPACE**

Farm Lane, Loudwater, Rickmansworth, Hertfordshire, WD3 4JX

**ROBSONS**



## UNIQUE PROPERTY WITH TWO ANNEXES AND 4,963 SQFT OF FLEXIBLE LIVING SPACE

Farm Lane, Loudwater, Rickmansworth,  
Hertfordshire, WD3 4JX

**KITCHEN/DINING ROOM • LARDER • UTILITY  
• RECEPTION ROOM • FOUR RECEPTION  
ROOMS/BEDROOMS • THREE SHOWER  
ROOMS • SAUNA • STEAM ROOM • ATTACHED  
THREE BEDROOM ANNEXE • DETACHED TWO  
BEDROOM ANNEXE • SUPERB GARDENS •  
4,963 SQFT OF FLEXIBLE LIVING SPACE**

Robsons are pleased to showcase this unique and impressive property, providing 4,963 sqft of flexible living accommodation, comprising of the main four bedroom property, an attached three bedroom annexe and a detached two bedroom annexe.

The main accommodation comprises of a superb kitchen/dining area, with a range oven as well as Aga and ample storage. The dining area has a lantern skylight above and doors to the garden. There is a large vaulted reception room with a feature fireplace and four further rooms which are ideal for additional reception rooms or bedrooms, three shower rooms, sauna & steam room.







The attached annexe has two reception rooms, three bedrooms, kitchen, utility and shower room. The detached annexe has a kitchen, reception room, two bedrooms and a bathroom.

The property has stunning landscaped gardens with many attractive features including manicured lawns, shrubs, flower borders and a wishing well, together with parking for several vehicles.

### Location

Rickmansworth town centre is a short car ride away, together with The Common at Chorleywood with its 9 hole golf course and picturesque walks. Rickmansworth offers a comprehensive shopping centre with the food halls of Marks and Spencer, Waitrose and Tesco. There are a selection of good schools, both private and state within the area including Merchant Taylors, St. Helens, The Royal Masonic School for Girls, Watford Grammar and York House. Rickmansworth station provides a frequent Metropolitan line service to London, Baker Street and the Chiltern turbo fast line service to Marylebone. The M25 is accessible at J17 & J18 with connections to the major motorway networks.

### Additional Information

Tenure: Freehold

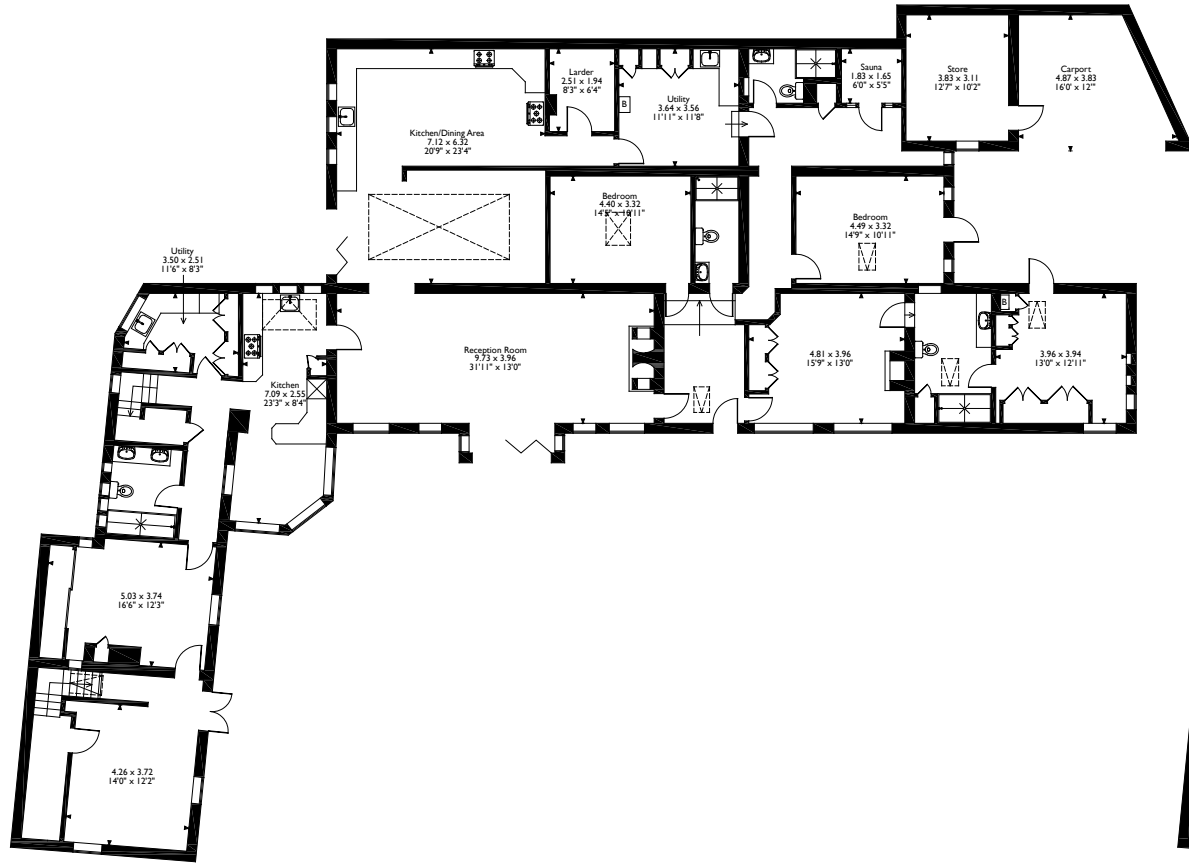
Local Authority: Three Rivers District Council

Energy Efficiency Rating: Band E

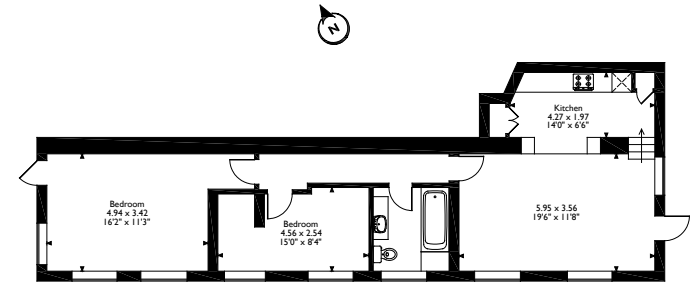




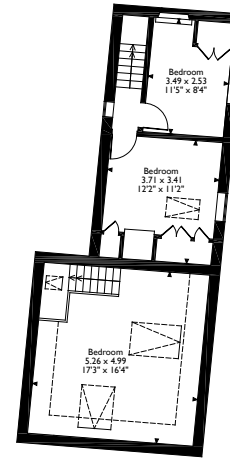
Farm Lane Loudwater, Rickmansworth  
 Approximate Gross Internal Area  
 Main House = 384 Sq M/4134 Sq Ft  
 Annexe = 77 Sq M/829 Sq Ft  
 Total = 461 Sq M/4963 Sq Ft



Ground Floor



Annexe



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

130 High Street, Rickmansworth, Hertfordshire, WD3 1AB  
 Tel: 01923 777762 Email: rickmansworth@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents 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 or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.