



**EXCEPTIONAL FIVE BEDROOM, THREE BATHROOM SEMI DETACHED FAMILY HOME
SET IN A PLOT OF 0.72 ACRES WITH A SWIMMING POOL & STABLES**

Templepan Lane, Chandlers Cross, Rickmansworth, WD3 4NH

ROBSONS

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**KITCHEN/DINING/SITTING ROOM •
SNUG/MOVIE ROOM • STUDY/GUEST
CLOAKROOM • PRINCIPAL BEDROOM WITH
EN-SUITE • FOUR FURTHER BEDROOMS •
FAMILY BATHROOM • 0.72 ACRE PLOT •
SWIMMING POOL, STABLES & Paddock •
OFF-STREET PARKING FOR MULTIPLE VEHICLES**

Description

Nestled on a private road and set within a generous 0.72-acre plot, this impressive five bedroom, three bathroom semi-detached home offers 3,285 sq ft of stylish accommodation, including a swimming pool, stables with a paddock and a double garage

The ground floor is designed with both comfort and entertaining in mind. A front-aspect snug/movie room and a versatile study/guest room provide private spaces, while the heart of the home lies in the spectacular open-plan kitchen/dining/sitting room. Bathed in natural light from a large skylight and two sets of bi-fold doors, this stunning space is perfect for family living and entertaining.









The well-appointed kitchen features a wide selection of fitted units and integrated appliance's and access to a utility room providing additional storage and includes a built-in water softener. Completing the ground floor is a shower room and a boot room.

The first floor offers four generously sized bedrooms and a stylish family bathroom. The principal suite boasts a striking feature brick wall and a modern en-suite bathroom.

The gardens are truly exceptional. Multiple established fruit trees create a serene atmosphere, while the walled and heated swimming pool, powered by a modern Certikin boiler, offers a private oasis for relaxation. The garden room and separate pool/games room provide additional lifestyle options, perfect for entertaining or hobbies. A rear fenced paddock includes a stable and store room, and further outbuildings. With off-street parking for eight vehicles and a double garage, this home combines elegance, space, and functionality, all in a peaceful and highly sought-after location.

Location

Chandlers Cross is a small hamlet situated in a prime location, set within beautiful open countryside, just outside Croxley Green and Loudwater. The property is close to the acclaimed Grove Hotel Golf and Country Club and within easy access of both Watford and Rickmansworth (about 2 miles away), which offer thriving town centres, offering a mix of shops, restaurants and cafes, as well as the food halls of M&S, Waitrose and Tesco. Rickmansworth station offers both the Metropolitan line to Baker Street and the City, as well as the Chiltern line to Marylebone. There is a good selection of schools within the area, both state and private, including the Royal Masonic School and York House.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: G

Energy Efficiency Rating: C

For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



Templepan Studios

Approximate Gross Internal Area

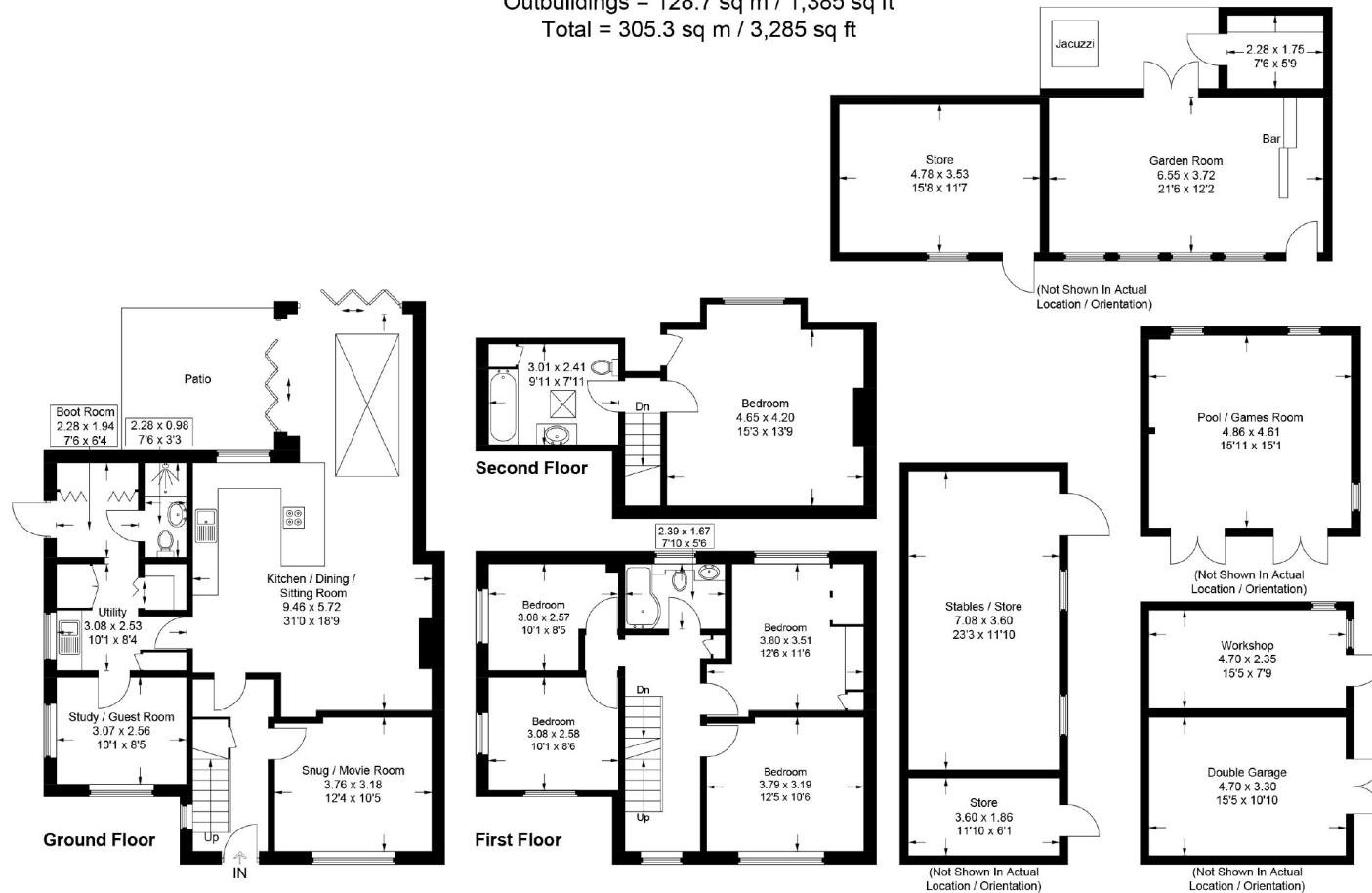
Ground Floor = 88.2 sq m / 949 sq ft

First Floor = 56.6 sq m / 609 sq ft

Second Floor = 31.8 sq m / 342 sq ft

Outbuildings = 128.7 sq m / 1,385 sq ft

Total = 305.3 sq m / 3,285 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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