



BEAUTIFUL COUNTRY COTTAGE IN 2 ACRES WITH RANGING VIEWS

Long Meadow Cottages, Moor Lane, Sarratt, Hertfordshire, WD3 6BX





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- RECEPTION HALL/DINING ROOM • 33' LIVING ROOM • KITCHEN/BREAKFAST ROOM • GUEST CLOAKROOM • MASTER BEDROOM
- 3 FURTHER BEDROOMS • FAMILY BATHROOM • 135' GARDEN • OVER 1 ACRE BACK GARDEN/PADDOCK • GREEN OAK BARN/WORKSHOP
- POTTING SHED • DOG KENNEL • DETACHED GARAGE • FURTHER OFF STREET PARKING • SUMMER HOUSE • TOTAL PLOT 1.93 ACRES

This distinguished period residence is nestled in a sought after discrete lane, surrounded by the peaceful rolling Chiltern hills, the pretty River Chess and water meadows. This outstanding family home has been sympathetically altered and renovated to a high specification, whilst retaining many original period features. Beautifully presented throughout and in immaculate condition, this elegant property combines character with a contemporary feel, providing the ideal balance between the two styles. Boasting approximately 1617sqft of living space arranged over two floors, this house has light and space in abundance.

On entering the premises you are Initially greeted by a welcoming Reception Hall/Dining Room, that gracefully leads you into the generous 33' Living room & a well appointed Kitchen/breakfast room. Located on the 1st floor, the principal bedroom with elegant period features overlooks the rear garden. There are 3 further bedrooms and a luxurious family bathroom.

The Cottage also has the benefit of a detached garage containing a suntrap terrace above - perfect for those summers evening drinking in the views. The 135' landscaped garden offers mature hedging, fruit trees and herbaceous borders. There is a charming Summer House, Potting Shed and a Dog Kennel. As you turn to soak up the stunning views over the Chess Valley, the garden opens up to a rear paddock garden that extends to over 1 acre and is in excess of 600' long. There is a Green Oak barn with a workshop.

Sarratt is a charming and sought after Hertfordshire village with a number of amenities that include The Cricketers and The Boot Public Houses that enjoy access to Sarratt Green. Schooling in the area includes York House, Royal Masonic, Dr Challoner's Grammar School and St Clements Danes School. Nearby Rickmansworth and Chorleywood provide a fast Metropolitan Line train service to Baker Street and the City as well as Chiltern Turbo to Marylebone. Tributary of the River Chess valley provide a wonderful setting for walking and horse riding. The neighbouring area is also well served for extensive leisure facilities which includes golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The M25 motorway and Heathrow and other major airport are also accessible.









Long Meadow Cottages, Moor Lane, Rickmansworth

Approximate Gross Internal Area

Main House = 1617 sq ft/151 sq m

Garage = 200 sq ft/19 sq m

Barn/Stables = 541 sq ft/50 sq m

Outbuildings = 185 sq ft/17 sq m



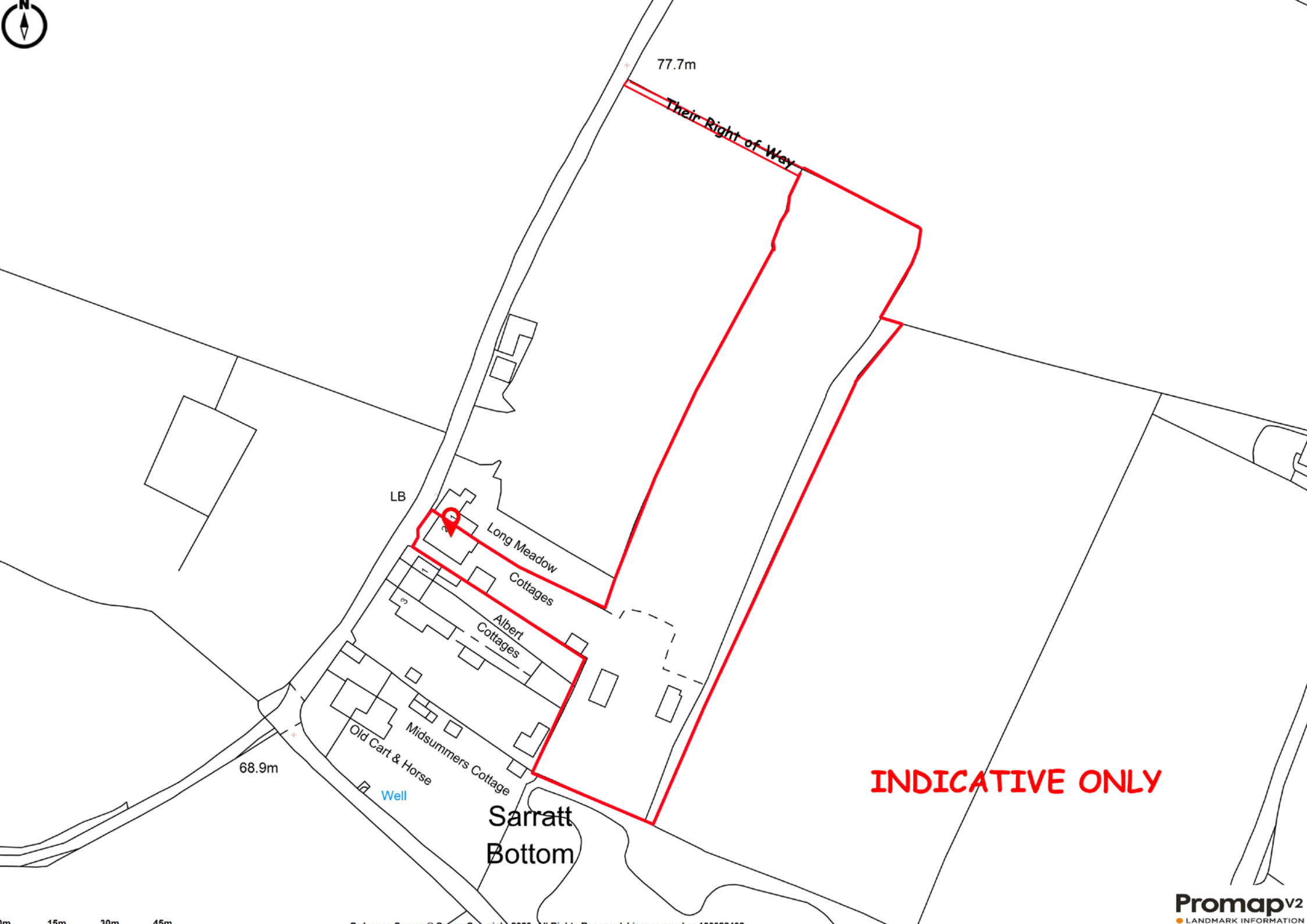
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Guide Price: On Application - Tenure: Freehold - Energy Efficiency Rating: D - Local Authority: Three Rivers District Council

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77.7m

Their Right of Way

LB

Long Meadow
Cottages

Albert
Cottages

Midsummers Cottage
Old Cart & Horse

Well

Sarratt
Bottom

68.9m

INDICATIVE ONLY

0m 15m 30m 45m