



## BYTHEWAY TOMS HILL, CHANDLERS CROSS, SARRATT,,

DICKMANSWORTH WD2 4AN

**£1,650,000**

- NO ONWARD CHAIN
- DEVELOPMENT POTENTIAL
- 2 SEPARATE DRIVEWAYS
- NUMEROUS OUTBUILDINGS
- DOUBLE GARAGE AND TRIPLE CAR PORT

- 1.9 ACRES LAND
- POTENTIAL TO EXTEND (STPP)
- SEPARATE ANNEX WITH BEDROOM AND SHOWERROOM
- 2.1 MILES FROM KINGS LANGLEY STATION
- 4 MILES FROM WARNER BROS STUDIO IN LEAVESDEN

# BYTHEWAY TOMS HILL, CHANDLERS CROSS, SARRATT, WD34NI

\*\*5 BED DETACHED HOUSE WITH ITS OWN ANNEX, 1.9 ACRES OF LAND AND 2 SEPARATE DRIVEWAYS  
OFFERING SO MUCH DEVELOPMENT POTENTIAL\*\*



Council Tax Band: G



**\*\*SO MUCH DEVELOPMENT POTENTIAL WITH OVER 1.9 ACRES OF PRIVATE, SECLUDED LAND\*\***

A very unique "Ranch style" detached house, totalling some 5,000 square feet (including outbuildings), situated just off the exclusive Toms Hill, close to Warner Bros Studio in Leavesden, offering so much development potential due to the 1.9 acres it is set on.

Laid back from the road, with two separate driveways, one will find "By The Way", which has been largely extended and much loved by the current family, who have owned it for over 35 years.

The house offers plenty of lateral accommodation, spread across its 4 bedrooms, 4 reception rooms and 3 bathrooms, as well as in its separate annex, which features its own bedroom, shower room, kitchen and reception space. There are also numerous outbuildings, including a "mancave" with bar area and W.C, two workshops (which were originally used as Stables), a garden room and two sheds.

In recent years, a rear paved patio has been installed to allow for al-fresco dining, and a large double garage built, with a generous reception room above featuring 4 skylights, which provides great entertaining space. It also has its own private balcony which overlooks the rear garden, and is idyllic if looking for a peaceful spot, as one can enjoy the far-reaching views of the countryside.

There is also plenty of parking at the property, enough to house 7/8 cars, in addition to the Triple Carport and double garage in place.

Unusually, the house also features two separate driveways, which would be ideal if there was a large or multi-generational family living at the property, as there could be an independent parking space and entrance for anyone living in the Annex.

The house is already so generously proportioned, with approx. 2965 sq ft (plus outbuildings including annex), however there are still so many opportunities to extend or develop (STPP)

**OPPORTUNITIES TO EXTEND (STPP)**

**GARAGE CONVERSION-** convert the double garage to another annex or additional living space

**GARDEN ROOM CONVERSION-** one could install another or convert one of the garden rooms to a home office or gym

**INSTALL A SWIMMING POOL OR TENNIS COURT-** there previously was a tennis court in the rear garden

**CONVERT THE WORKSHOP BACK TO STABLES-** as this was what they were originally built for

**EXTEND THE HOUSE FURTHER-** at the rear and create even larger proportioned rooms

**EXTEND INTO THE LOFT-** and create more bedrooms using dormer windows

**LOCATION**

Although set in the heart of the countryside, the property is very conveniently situated close to numerous amenities. The nearest station is only 2.1 miles away at Kings Langley, the M25 is within easy reach, and there are many nearby pubs and Hotels, most notably The Grove Hotel, ideal for entertaining. Watford town centre is the largest nearby shopping centre, and there is an abundant choice of schooling options from both the private and state sector, including numerous Ofsted "outstanding" options. Lastly, one is only 4 miles from the famous Warner Bros Film Studio's in Leavesden.

**ACCOMMODATION SUMMARY**

**4 BEDROOMS IN MAIN HOUSE**

**SEPARATE ANNEX WITH ITS OWN BEDROOM, SHOWERROOM, KITCHEN/RECEPTION ROOM**

**3 BATH/SHOWER ROOMS IN MAIN HOUSE  
LARGE KITCHEN/BREAKFAST ROOM WITH DIRECT GARDEN ACCESS  
UTILITY ROOM**

**4 RECEPTION ROOMS (ONE WITH BALCONY)  
W.C.**

**DOUBLE GARAGE**

**TRIPLE CAR PORT**

**2 DRIVEWAYS WITH SPACE FOR CIRCA 7/8 CARS**

**PAVED PATIO AREA AND PRIVATE REAR GARDEN WITH APPROX 1.9 ACRES**

**DOUBLE WORKSHOP (BUILT ORIGINALLY AS STABLES)**

**SUMMERHOUSE**

**2 GARDEN SHEDS**

**GARDEN ROOM BAR WITH ITS OWN W.C.**

**OUTSIDE BBQ AREA**

**STATIONS (\*straight line distances)**

**2.1 miles to Kings Langley Station  
2.5 miles to Croxley station (underground)**

**SCHOOLS**

**1.2 miles to Sarratt Church of England primary school**

**1.3 miles to York House School**

**1.4 miles to St Paul's Church of England primary school**

**1.7 miles to Holy Rood Catholic primary school (Ofsted "Outstanding")**

**1.8 miles to Little Green Junior school**

**1.9 miles to St Pauls Church of England voluntary school**

**2.1 miles to Divine Savour Roman Catholic primary school**

**2.2 miles to Yorke Meade primary school**

**2.3 miles to Royal Masonic school for girls**

**2.3 miles to Charlotte House prep school**

**2.3 miles to Christ Church Chorleywood C of E School (Ofsted "Outstanding")**

**2.4 miles to Kings Langley school**

**2.4 miles to Croxley Danes School**

**2.4 miles to Shakespeare School (Ofsted "Outstanding")**

**2.4 miles to Malvern Way Infant and nursery school (Ofsted "Outstanding")**

**2.4 miles to St Clement Danes School (Ofsted "Outstanding")**

**2.5 miles to Rickmansworth school (Ofsted "Outstanding")**

**2.6 miles to Kings Langley primary school**

**2.6 miles to Harvey Road primary school (Ofsted "Outstanding")**

**2.7 miles to Rickmansworth Park junior mixed school**

**2.8 miles to Saint Joan of Arc Catholic school**

**Important information**

**Council Tax Band G (£3821.97 for year 2025/26)**

**EPC Rating D**

**Freehold**

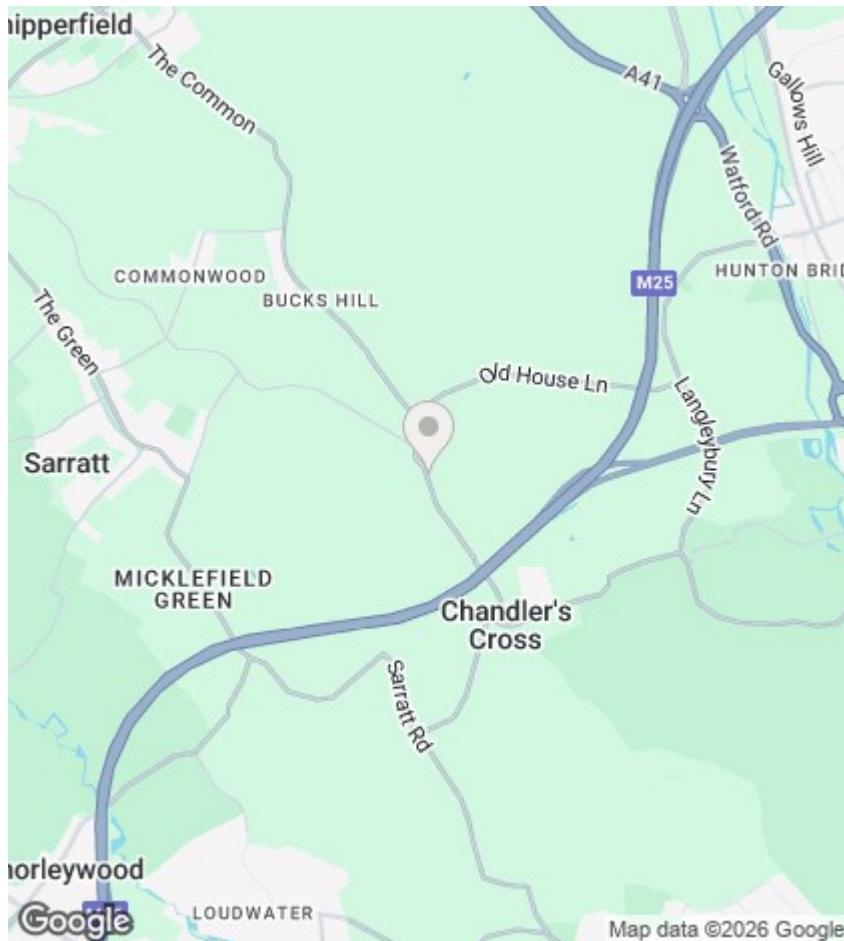
**Chain Free**

**Three Rivers District Council**

**No Trees have TPO's**

**There used to be a tennis court, Chicken coop and run, greenhouse and vegetable patch and Horse Stables (the stables still exist but have been used as a workshop)**

**East Facing Garden**



## Directions

## Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

