



## Copthorne Road, Croxley Green, WD3

Offers In Excess Of £3,750,000 Freehold

20' RECEPTION ROOM & BAR • DINING ROOM, SITTING ROOM & SUN ROOM • MODERN KITCHEN, UTILITY ROOM & STUDY • FOUR DOUBLE BEDROOMS TO THE FIRST FLOOR • THREE EN-SUITES & A FAMILY BATHROOM • TWO FURTHER BEDROOMS & A ROOF ROOM TO THE SECOND FLOOR • EXTENSIVE GROUNDS WITH A LARGE PRIVATE WOODLAND AREA TO REAR • COVERED SWIMMING POOL, GYM & SAUNA • 21' DETACHED DOUBLE GARAGE • CARRIAGE DRIVEWAY WITH PARKING FOR SEVERAL CARS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS







An exceptional SIX BEDROOM DETACHED FAMILY HOME, situated in Croxley Green, and adjacent to Royal Masonic School. An internal viewing is highly recommended.

The property boasts a 20' reception room leading to a bar with double doors opening out to the garden, perfect for entertaining guests, along with a dining room, sitting room, and sunroom, all providing additional access to the garden. The modern kitchen and utility room provide practical comforts, while the study offers a quiet retreat for those needing workspace at home.

The first floor hosts four spacious double bedrooms, with en-suites to bedrooms 1, 2 & 3, and a modern family bathroom. Ascend to the second floor to discover two additional bedrooms and a versatile roof room.

A true haven of relaxation awaits outside. The grounds are simply stunning enveloping the residence in tranquillity and beauty, with a delightful addition of a covered swimming pool, gym, and sauna, ideal for unwinding after a long day. To the rear there is an extensive private woodland and completing this remarkable property is a 21' garage, ensuring ample space for vehicles and storage needs.

Conveniently situated in this sought after location on The Green and close to both Croxley and Rickmansworth stations. The area has several picturesque pubs such as The Artichoke and The Coach & Horses, a variety of independent cafes and shops and is well served by a choice of local quality schooling such as Royal Masonic School, York House, Merchant Taylors and Rickmansworth School. There are equestrian, leisure, water sports and golfing facilities in the surrounding area, as well as Rickmansworth Aquadrome and Nature Reserve. The M25 is reached via a drive to Junctions 17 or 18, whilst Rickmansworth and Watford Town Centres are to the West and East respectively.

Council Tax band: H

EPC Energy Efficiency Rating: D

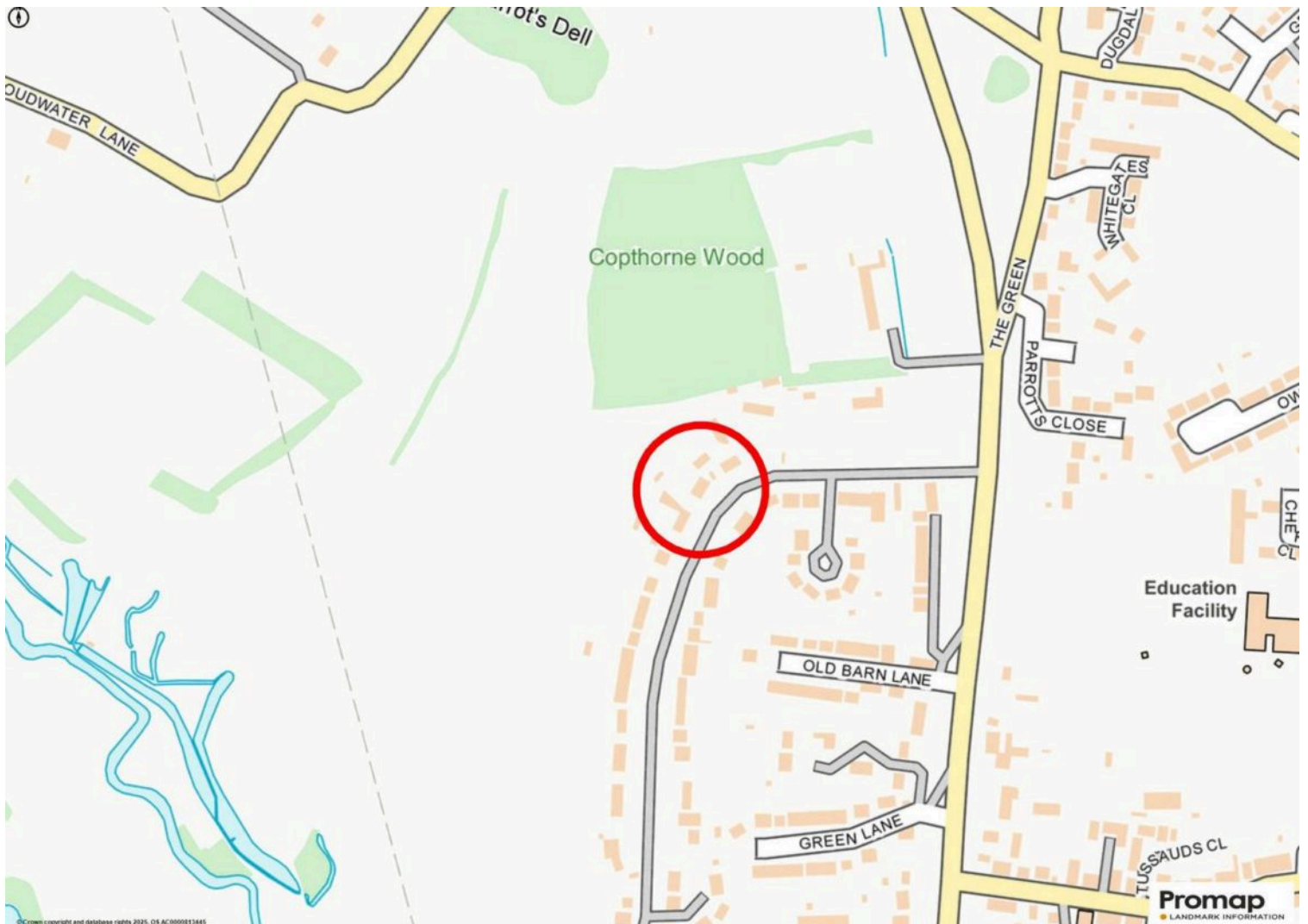
EPC Environmental Impact Rating: E







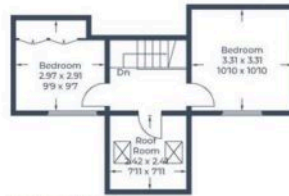




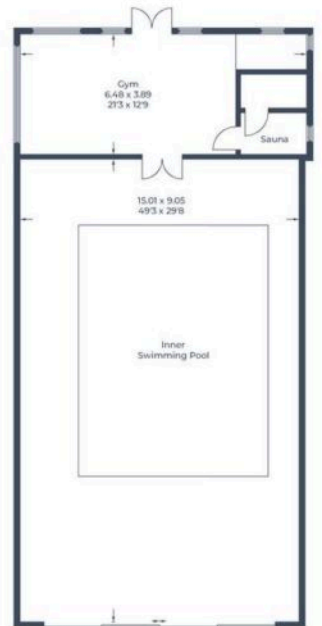
Approximate Gross Internal Area  
 Ground Floor = 170.1 sq m / 1,831 sq ft  
 First Floor = 116.0 sq m / 1,249 sq ft  
 Second Floor = 31.9 sq m / 343 sq ft  
 Outbuildings = 214.6 sq m / 2,310 sq ft  
 Total = 532.6 sq m / 5,733 sq ft  
 (Including Garage / Inner Swimming Pool)



(Not Shown In Actual Location / Orientation)



Second Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.