



A TOTALLY REFURBISHED 3/4 BEDROOM, 3 BATHROOM DETACHED PROPERTY IN A SOUGHT AFTER VILLAGE

Deadmans Ash Lane, Sarratt, Hertfordshire, WD3 6AL

ROBSONS

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**25' KITCHEN/FAMILY ROOM • DINING ROOM
• RECEPTION ROOM/BEDROOM 4 • UTILITY
ROOM • GROUND FLOOR SHOWER ROOM •
GROUND FLOOR BEDROOM • 18' PRINCIPAL
BEDROOM WITH EN-SUITE • THIRD
BEDROOM WITH EN-SUITE • ATTRACTIVE
REAR GARDEN & LARGE DRIVEWAY FOR
MULTIPLE CARS • NO ONWARD CHAIN**

Description

This stunning 3/4 bedroom, 3 bathroom residence is nestled in a sought-after picturesque lane within the popular village of Sarratt surrounded by the peaceful rolling Chiltern Hills. This outstanding family home has been sympathetically extended and renovated to a high specification, providing flexible living accommodation. Boasting approximately 1700sqft of living space arranged over two floors, with light and space in abundance.

This exceptional home sits within a rural setting with beautiful views over farmland and boasts of a good sized, private and newly fenced south facing rear garden laid to lawn with a hardwood decked area plus a paved patio providing a perfect setting for alfresco dining and relaxation, bathed in sunshine throughout the day.

The ground floor comprises a front aspect reception room/bedroom 4 with a feature brick fireplace and a bay window, and a dining room that effortlessly flows into a 25' open-plan kitchen/family room designed to create the ideal entertaining space. The luxury newly fitted kitchen boasts a range of modern and stylish units, high-end integrated appliances, a large central kitchen island/breakfast bar and a separate utility room. Completing the ground floor is a well-appointed double bedroom and a shower room.









The first floor provides the principal bedroom with fixed wardrobes, a luxury en-suite shower room and access to useful eaves storage . A further bedroom boasting an additional en-suite bathroom.

To the front of the property there is a newly laid large block paved driveway providing ample parking for multiple cars.

The property has been lovingly restored by the current owners over the past couple of years whilst still retaining its charm with many original features including stained glass accents and doors.

Additionally, they have totally replaced and insulated the roof adding traditional terracotta tiles sympathetic to the area, complete with newly laid landscaped gardens and driveway, a full rewire, new central heating system, new bathrooms and kitchen and floor coverings with luxurious carpets.

In short this is a rare gem of a property! It is an impressive and sophisticated detached home with nothing left to do but move in.

Location

Sarratt is a charming and sought, after Hertfordshire village with a number of amenities that include The Cricketers and The Boot Public Houses, which 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, together with Chorleywood Common and Rickmansworth Aquadrome. The M25 motorway and Heathrow and other major airports are also accessible.

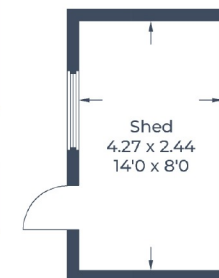
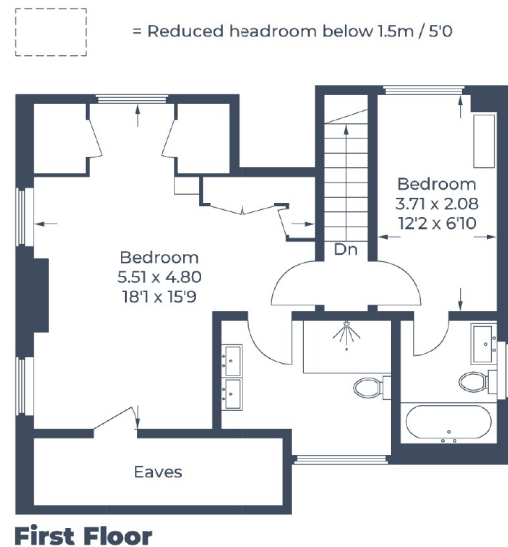
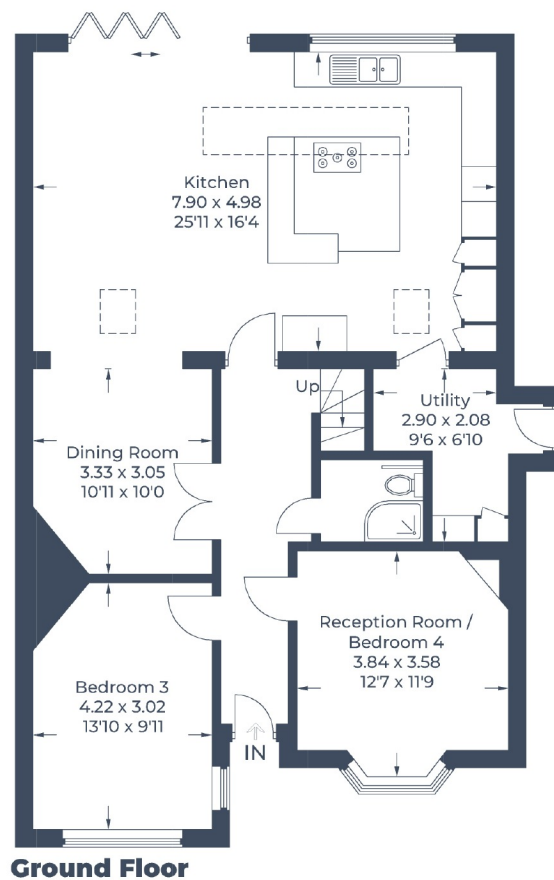
Additional Information

Tenure: Freehold Local Authority: Three Rivers
Council Tax Band: F Energy Efficiency Rating: D

For additional information, please refer to www.robsonswb.com or call us on: 01923 285525.



Approximate Gross Internal Area
 Ground Floor = 100.5 sq m / 1,082 sq ft
 First Floor = 43.9 sq m / 472 sq ft
 Shed = 10.4 sq m / 112 sq ft
 Total = 154.8 sq m / 1,666 sq ft
 (Excluding Eaves)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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