

Charnwood Cottage Old Shire Lane, Chorleywood Hertfordshire







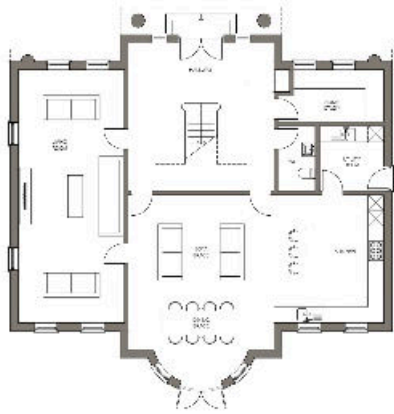
Development opportunity in an idyllic location.



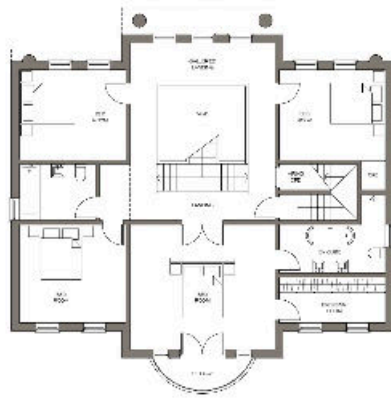
Charnwood Cottage is a wonderful and rare opportunity to build and create your dream home with outline planning permission in place to create a 5 bedroom, 3 storey contemporary family home.

This wonderful location is in one of Chorleywood's most sought-after roads, in a convenient yet delightful semi-rural location opposite open fields and woodland.

Old Shire Lane is approximately one mile from Chorleywood village and station. The village has a vibrant centre with an array of shops, cafes and restaurants to cater for your everyday needs.



01. Illustrative Ground Floor Plan



02. Illustrative First Floor Plan

PLANNING

GENERAL NOTES

1. All dimensions are in millimeters unless otherwise stated.
 2. All dimensions are to the center of the wall unless otherwise stated.
 3. All dimensions are to the center of the door unless otherwise stated.
 4. All dimensions are to the center of the window unless otherwise stated.
 5. All dimensions are to the center of the staircase unless otherwise stated.



01.C.03 - Illustrative Ground & First Floor Plan - 1:100@A3



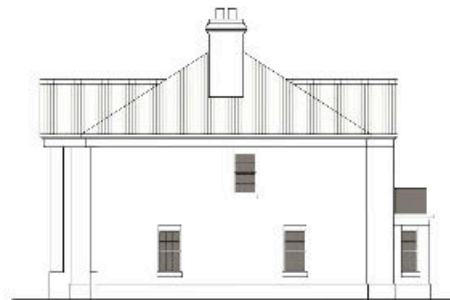
01. Illustrative Front Elevation (North West)



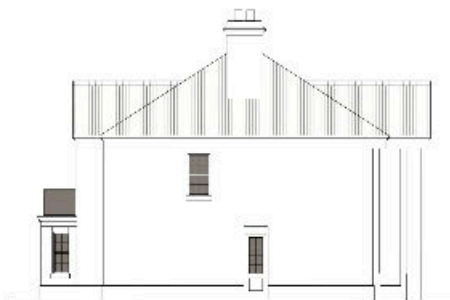
02. Illustrative Rear Elevation (South East)

03.C.03 - Illustrative Front & Rear Elevations - 1:100@A2

PLANNING



01. Illustrative Side Elevation (West South)



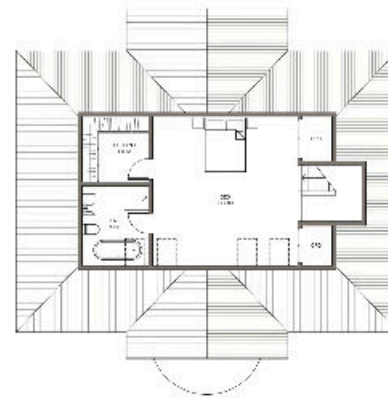
02. Illustrative Side Elevation (North East)

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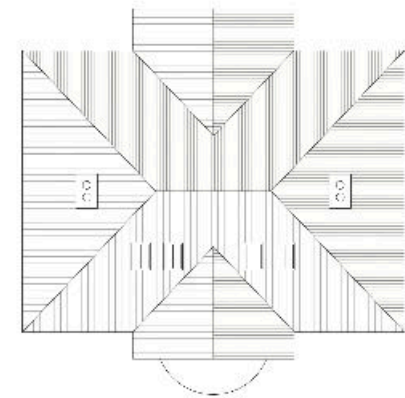
PLANNING



031.C.01 - Illustrative Side Elevations - 1:100@A2



01. Illustrative Left Floor Plan



02. Illustrative Roof Plan

01.C.03 - Illustrative Left Floor & Roof Plan - 1:100@A2

PLANNING

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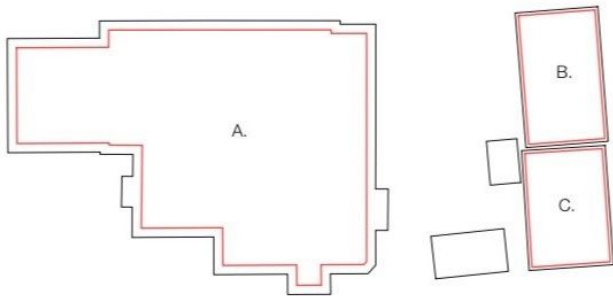
M25 (J17) 1 mile
 Chorleywood Station 0.9 miles
 London Marylebone 30 minutes
 Rickmansworth 2.6 miles
 Watford 8.3 miles
 London Heathrow 14.5 miles
 Central London 26.9 miles
 (All distances and times are approximate)



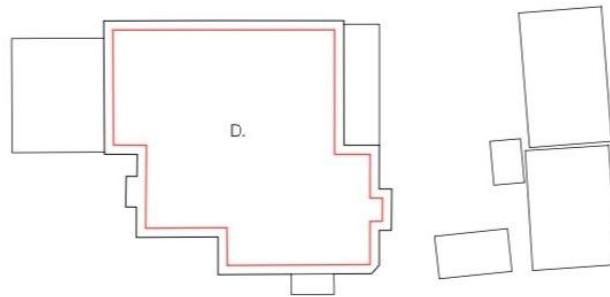
Sitting on a plot of around half an acre, this is a fabulous opportunity for anyone who has always dreamed of creating their own home. Outline planning permission offers you the flexibility to adapt the interior layout to suit your individual needs (reference PP-07862339). This is a beautiful private setting with enviable countryside views, and will make a wonderful family home.

Based on current plans, with accommodation extending to around 3,500 sq ft, this contemporary home will have spacious and luxurious open plan living space with a central kitchen/living/dining room forming the focal point of the house, alongside a separate very generously sized reception room running the depth of the house. Four double bedrooms, including one with en suite facilities plus a dressing room occupy the first floor, with the second floor dedicated to a spacious bedroom suite including an enviable dressing room.

For the commuter, the station offers both the Metropolitan Line to Baker Street and The City plus the Chiltern turbo to Marylebone. There is also an excellent choice of well-regarded schooling.



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING GROSS INTERNAL FLOOR AREAS:

A - EXISTING DWELLING GROUND FLOOR = 67sqm
 D - EXISTING DWELLING FIRST FLOOR = 53sqm

TOTAL EXISTING DWELLING FLOOR AREA = 120sqm

B - EXISTING GARAGE = 11sqm
 C - EXISTING SHED = 10sqm

TOTAL EXISTING OUTBUILDING FLOOR AREA = 21sqm

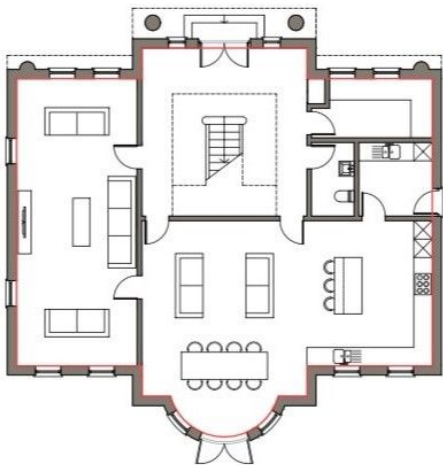
PROPOSED GROSS INTERNAL FLOOR AREAS:

PROPOSED GROUND FLOOR = 140sqm
 PROPOSED FIRST FLOOR = 124sqm
 PROPOSED LOFT FLOOR = 48sqm

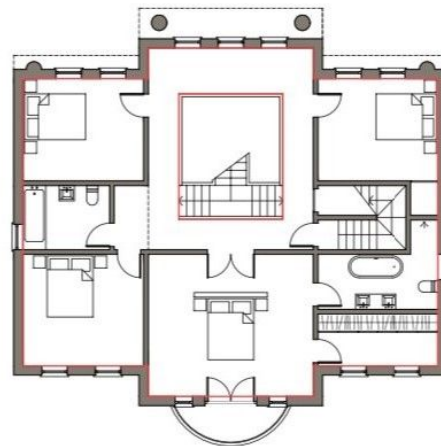
TOTAL PROPOSED DWELLING FLOOR AREA = 312sqm

PROPOSED GARAGE = 32sqm

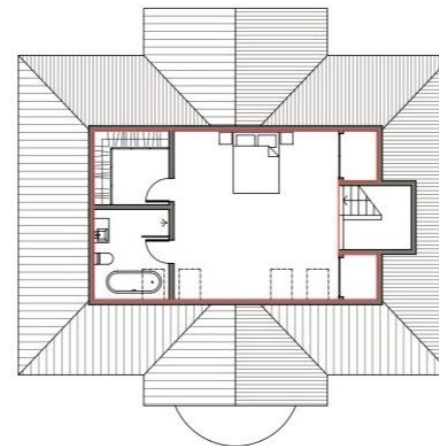
THE RED LINE ON THE PLANS DENOTE THE CALCULATED FLOOR AREAS



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT FLOOR PLAN

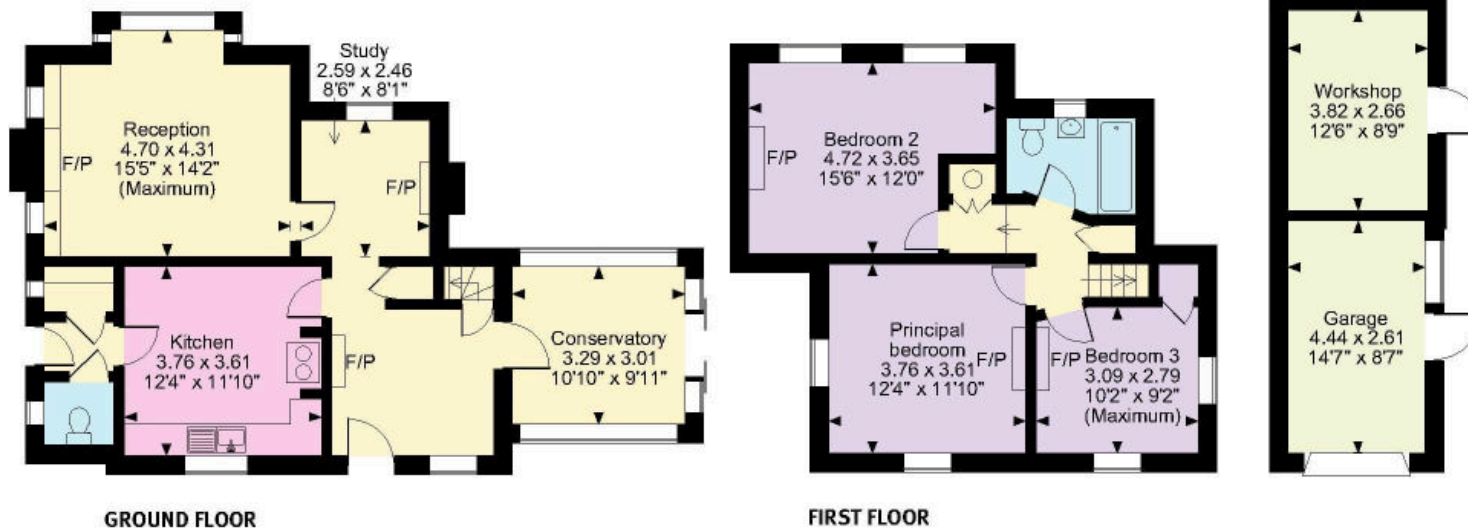
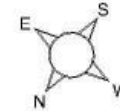


Beautiful countryside views.



Existing floorplan

Old Shire, Lane Chorleywood, Rickmansworth
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 119sq.m (1,284sq.ft)
Garage & Workshop = 22sq.m (240sq.ft)



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