



JOHN ROBERTS & Co  
estate agents



Warren House Shire Lane, Chorleywood, WD3 5NH

Guide Price £1,850,000



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# Warren House Shire Lane

Chorleywood, WD3 5NH

- VICTORIAN CHARACTER PROPERTY
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- SUPERB LEVEL GARDENS OF APPROX 0.25 ACRE
- PARKING FOR SEVERAL VEHICLES
- CHORLEYWOOD VILLAGE LOCATION
- THREE BATHROOMS
- KITCHEN / BREAKFAST ROOM
- CELLAR & GARAGE
- EPC RATING: D

Warren House is an elegant Victorian Arts & Crafts property with an abundance of charm, character and original features throughout. The property is arranged over three floors, boasting five bedrooms, three bathrooms and three reception rooms. Warren House sits centrally within a level plot of approximately 0.25 acres and is located just a stones throw from Chorleywood Village shops and railway station.

To the ground floor there is a well equipped kitchen / breakfast room with doors opening to the front gardens. There are three reception rooms which are generous in size, offering a wealth of flexible living accommodation. There is a cloakroom and a utility room with access to the cellar.

The principal bedroom benefits from an en-suite bathroom and an array of built in wardrobes. Bedrooms two and three are well proportioned rooms with character including an original Victorian tiled fire place and a large bay window in bedroom two. The family bathroom has been beautifully finished and has a separate shower and bath tub.

Bedrooms four and five are situated on the second floor with the benefit of a second family bathroom.

To the front and rear of the property there is a well-manicured garden with borders of trees, shrubs and flowers varying in height and colour. The driveway leads to the garage at the rear of the garden and provides parking for several vehicles. Adjacent to the property and accessed via bi-fold doors is a lovely patio area, perfect for summer 'al-fresco' dining. There is an area of lawn beyond.



## SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a Chiltern Line/Met Line service into London. For those who drive, there is access to the M25 at junctions 17 and 18. Schooling, both state and private, is available within the district and surrounding areas. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

## VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm  
Saturday 9:00am to 4:00pm.

## TENURE:

Freehold

## COUNCIL:

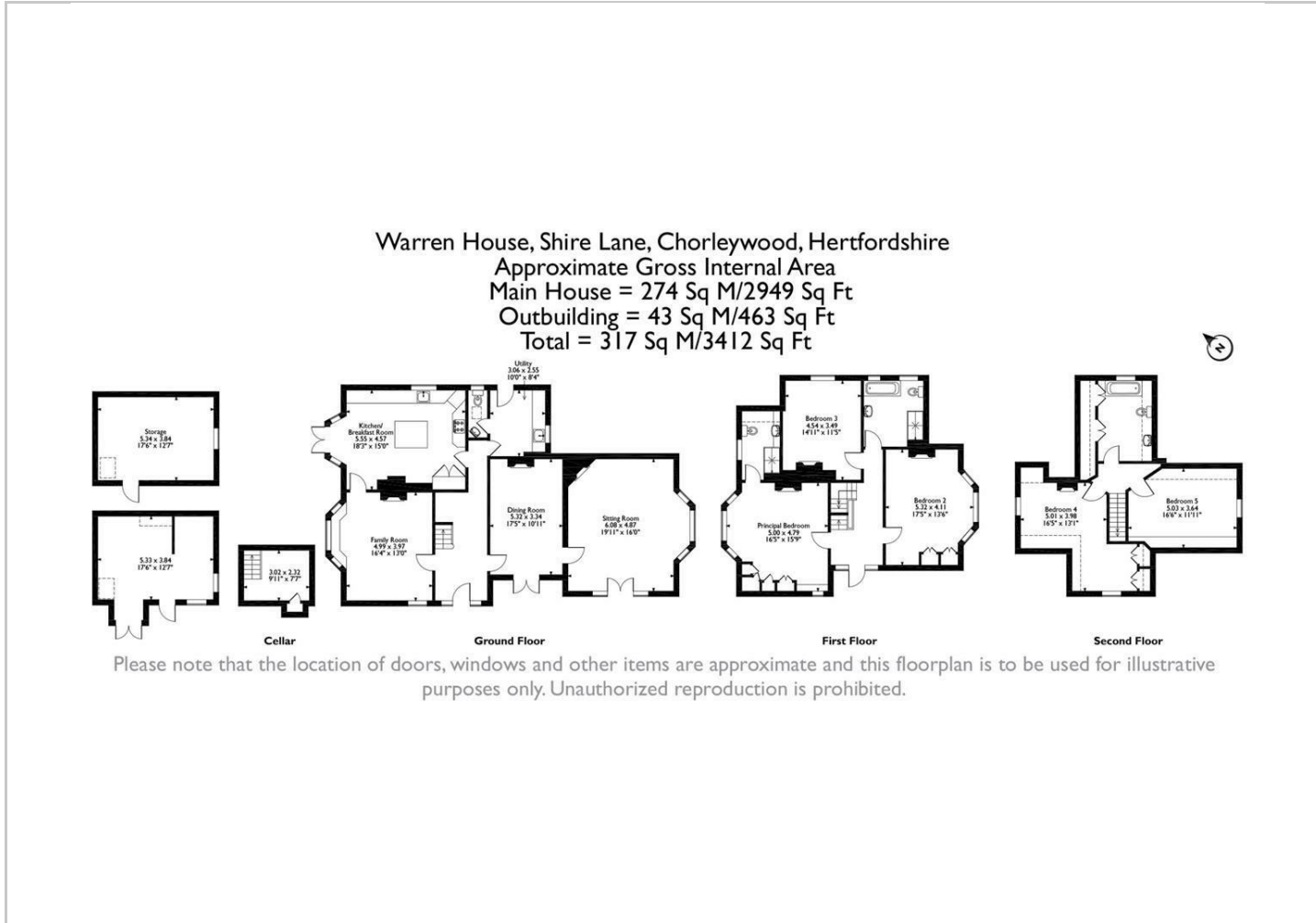
Three Rivers DC







## Floor Plans



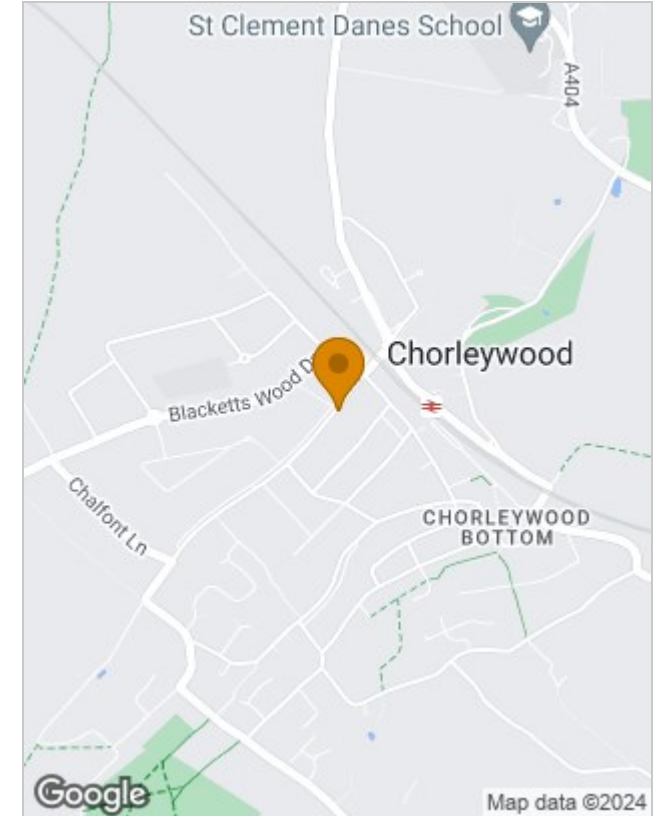
## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

