



JOHN ROBERTS & Co  
estate agents



Ardestie 29 Berks Hill, Chorleywood, WD3 5AG

Guide Price £1,650,000



5



3



2



E



# Ardestie 29 Berks Hill

Chorleywood, WD3 5AG

- DETACHED EDWARDIAN PROPERTY
- CONSERVATION AREA OF CHORLEYWOOD VILLAGE
- FIVE BEDROOMS
- THREE BATHROOMS & CLOAKROOM
- LOVELY GARDENS
- APPROXIMATELY 3,445 SQ FT
- SELF CONTAINED STUDIO ANNEXE
- TWO RECEPTION ROOMS
- DOUBLE GARAGE & OFF-STREET PARKING
- EPC RATING: E

This five bedroom Edwardian property boasts an abundance of character throughout and has the added benefit of a self-contained annexe in addition to a double garage. The property is very well maintained and is situated in the heart of Chorleywood Village. Including the annexe and garage, the property measures approximately 3,445 Sq Ft, with further scope to extend and remodel, should one wish (STPP).

The ground floor oozes charm with a feature fireplace situated in the entrance hall, plus two lovely reception rooms also boasting character fireplaces. The kitchen is well equipped with ample storage and opens to the breakfast room overlooking the rear gardens. There is a cloakroom and access to the cellar plus integral access to the self contained annexe.

The annexe measures approximately 385 Sq Ft and benefits from a kitchenette and a shower room. There is access to the main house and to the rear garden.

To the first floor there are three fantastic size bedrooms and two bathrooms. The second floor benefits from two further bedrooms.

The rear garden can be accessed from both the kitchen / breakfast room and dining room. Steps lead to the patio area and formal gardens beyond, with steps down to the lower level lawn. The double garage is accessed via Hillside Road



## 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:

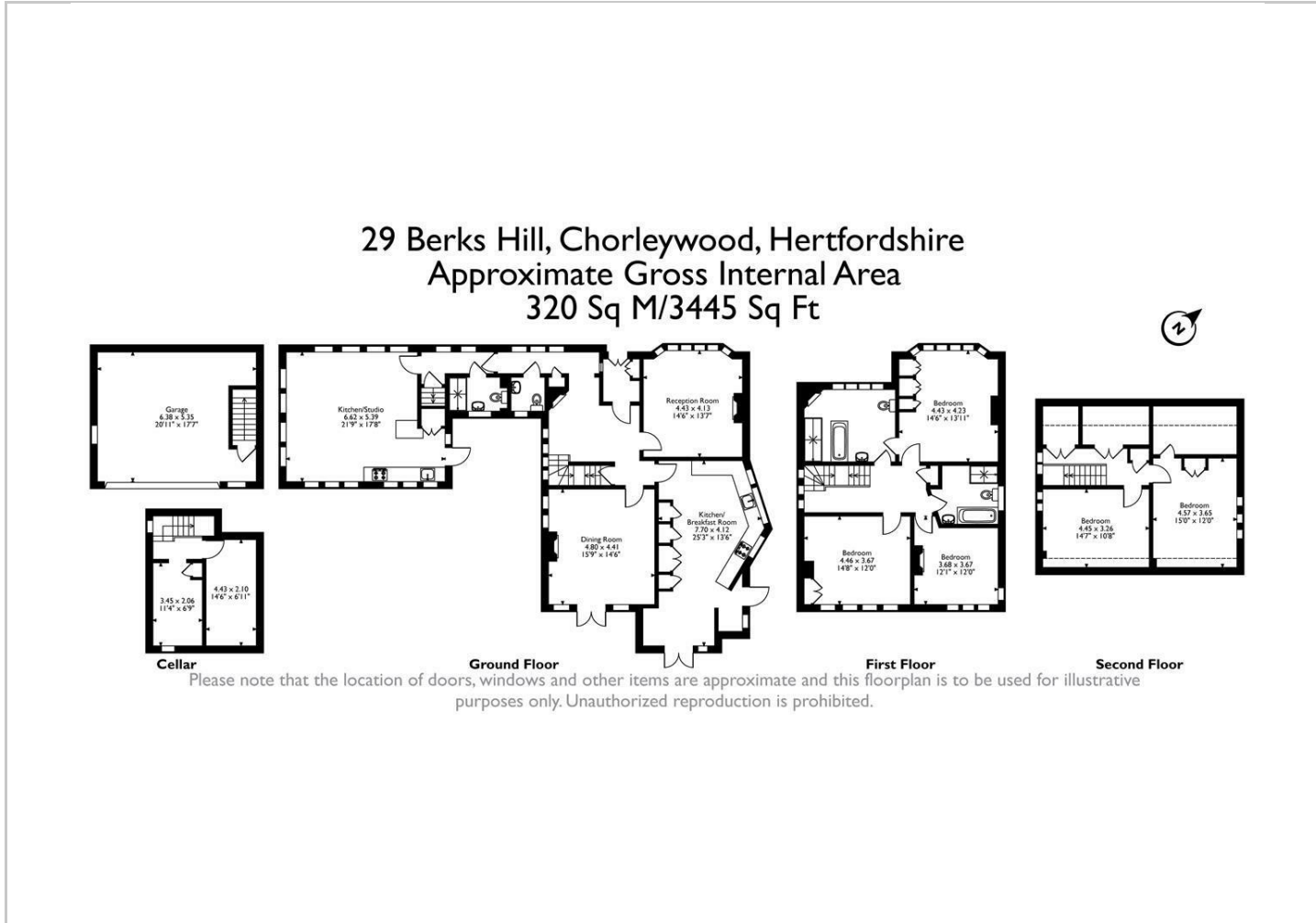
Three Rivers DC







## Floor Plans



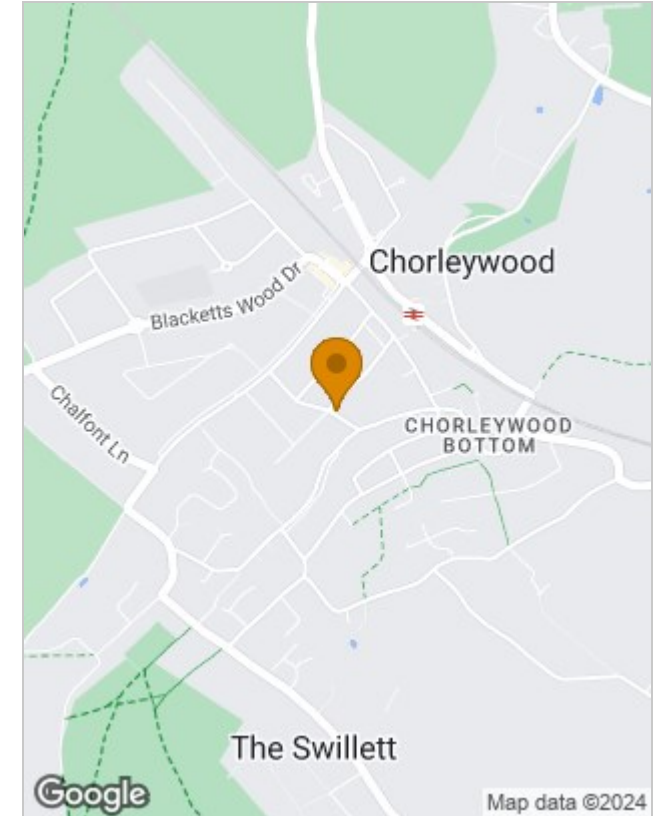
## Viewings

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

