



JOHN ROBERTS & Co  
estate agents



Heath House Rickmansworth Road, Chorleywood, WD3 5SG

Guide Price £1,850,000



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# Heath House Rickmansworth Road

Chorleywood, WD3 5SG

- APPROXIMATELY 4161 SQ FT ( INC ANNEXE)
- FIVE BEDROOMS
- SIX RECEPTION ROOMS
- ORANGERY
- SET IN 0.5 ACRE WITH HEATED POOL
- THREE BATHROOMS
- DETACHED SELF CONTAINED ANNEXE
- STUDY WITH SPIRAL WINE CELLAR
- CLOSE TO CHORLEYWOOD COMMON
- NO ONWARD CHAIN

Heath House is a distinctive and very spacious five-bedroom, six reception room property, just moments from Chorleywood Common and Christ Church School.

This impressive, detached family home is within easy reach of the M25, Chorleywood Station and excellent schooling. It is set in grounds of half an acre and has a heated swimming pool. A separate detached self-contained annexe with a kitchen and shower room nestling in the corner of the garden is ideal for a Nanny or additional family.

To the ground floor a welcoming reception hall with cloakroom leads to a most impressive, panelled drawing room with feature fireplace. A cleverly disguised door leading to the grand orangery with doors to the garden terrace.

There is a separate dining room and a large kitchen /breakfast room, each with doors to the mature garden. A utility room, additional cloakroom, playroom, study with spiral wine cellar, and sitting room with feature fireplace complete the ground floor.

To the first floor the principal bedroom has an en-suite bathroom with shower and dressing area. There are four further double bedrooms, one with an en-suite, and a family bathroom completes the first floor.

To the front, the block paved driveway offers ample parking for several vehicles and is approached via electric gates. The beautiful rear garden has a sweeping lawn and is well stocked with mature tree and shrubs affording privacy, a welcome oasis in which to relax or for children to play.



## SITUATION

This property enjoys access to Chorleywood village centre, with its varied shopping facilities, restaurants, coffee houses and railway station which provides a Chiltern / 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, and the property is within walking distance of St Clement Danes School.

Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park.

The 250 acre Chorleywood Common is within walking distance and provides leisure activities including golf, cricket, walking and equestrian pursuits.

## 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 District Council Band H £4413.54







## Floor Plans

Heath House, Rickmansworth Road, Chorleywood, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 349 Sq M/3756 Sq Ft  
 Outbuilding = 30 Sq M/323 Sq Ft  
 Total = 379 Sq M/4079 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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

