



JOHN ROBERTS & Co  
estate agents



7 South Cottage Gardens, Chorleywood, WD3 5EH

Guide Price £1,000,000



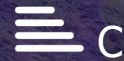
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# 7 South Cottage Gardens

Chorleywood, WD3 5EH

- CONTEMPORARY FIVE BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING ROOM
- GROUND FLOOR CLOAKROOM & UTILITY ROOM
- BEDROOM ONE WITH EN-SUITE SHOWER
- GARAGE/GYM & OFF-STREET PARKING FOR TWO / THREE CARS
- ACCOMMODATION MEASURING IN EXCESS OF 2,000 SQ FT
- SITTING ROOM WITH BI-FOLD DOORS TO GARDEN WITH VIEWS
- FAMILY BATHROOM & ADDITIONAL SHOWER ROOM
- FOUR FURTHER BEDROOMS
- LOG CABIN WITH POWER

A beautifully presented five-bedroom detached house just moments from Chorleywood Common.

This stunning light-filled contemporary family home is set over three floors and has undergone a programme of sympathetic refurbishment over recent years to create a highly desirable property close to highly regarded schooling for all ages and excellent transport links.

On the ground floor is the entrance hall with a ground floor cloakroom featuring Duravit basin and WC and integral door to the garage, currently in use as a gym. Electric roller door to the front. Door to utility room with Worcester boiler and space for washing machine, tumble drier.

Stairs down to the lower ground floor with underfloor heating. Sitting room with bifold doors maximising views to the rear garden. Attractive glazed oak tri-folding doors leading to the open plan kitchen/dining room.

High gloss Wentworth kitchen with granite worktops, stainless steel 5 burner Britannia range cooker with downdraft extractor, integrated Miele fridge and freezer, Neff dishwasher and microwave.

To the first floor is the principal bedroom with Velux windows a spacious hi spec en-suite bath/shower room. There are two double and two single bedrooms, all with full height windows maximising views to the rear.

On the landing an impressive range of mirrored wardrobes offers extensive clothes storage, and two bedrooms also benefit from built-in wardrobes. The beautifully appointed family bathroom has a white Kohler suite with a beautiful double wash basin, and bath with shower and screen. A separate shower room is a useful addition for a busy family.

The rear garden has been landscaped to create different levels and features an attractive patio across the width of the property, a lawn, and a useful log cabin.

There is side access via double gates to the front and an additional secluded seating area tucked behind.

There is scope for further development, subject to planning permission.



## 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.

## TENURE

Freehold

## COUNCIL

Three Rivers District Council - Band F £3187.56

## 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.

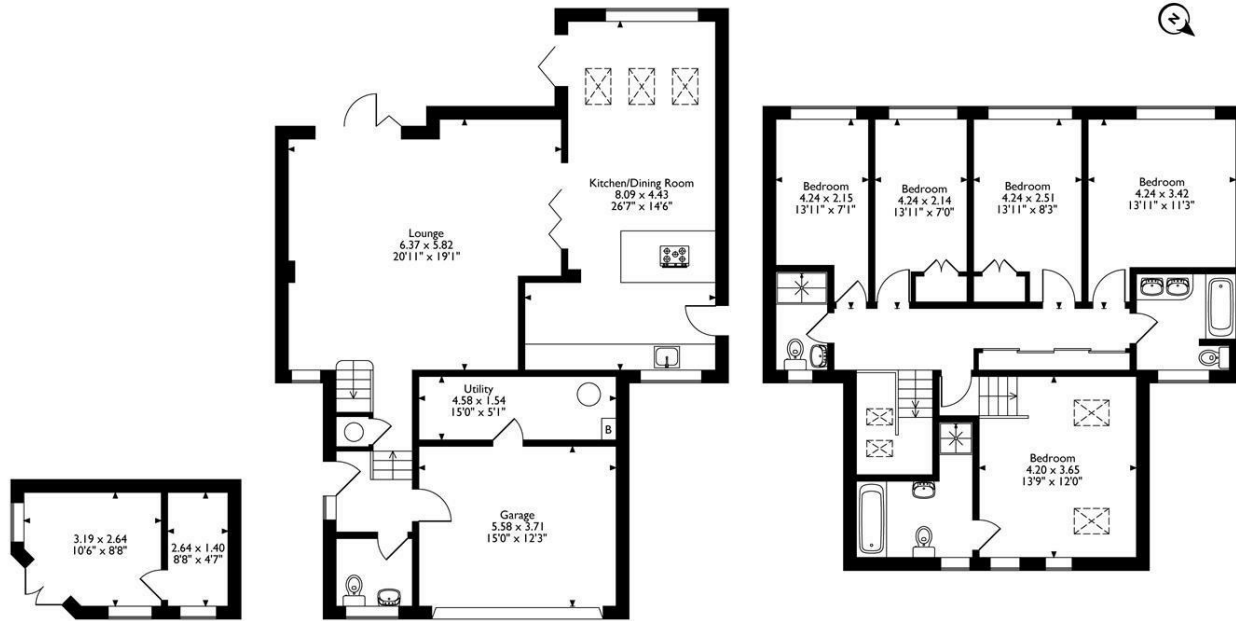






## Floor Plans

7, South Cottage Gardens, Rickmansworth, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 190 Sq M/2045 Sq Ft  
 Outbuilding = 12 Sq M/129 Sq Ft  
 Total = 202 Sq M/2174 Sq Ft



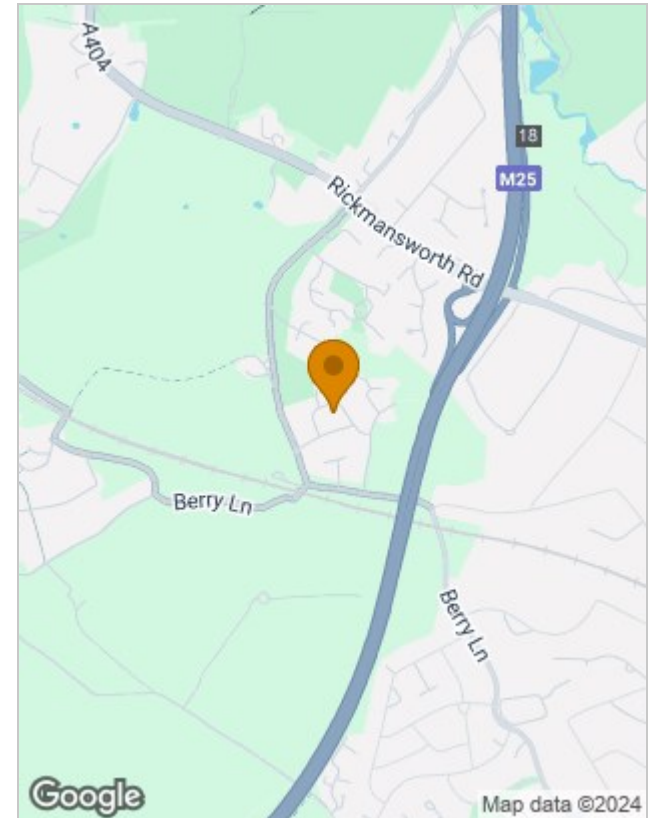
**Outbuilding**

**Ground Floor**

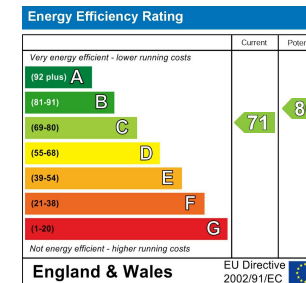
**First Floor**

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.

## Location Map



## Energy Performance Graph



## 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.