



JOHN ROBERTS & Co  
estate agents



Jonathans Shire Lane, Chorleywood, WD3 5NH  
Guide Price £2,395,000





# Jonathans Shire Lane

Chorleywood, WD3 5NH

- OUTSTANDING CONTEMPORARY FAMILY HOME
- FIVE / SIX BEAUTIFUL BEDROOMS
- STUNNING KITCHEN/LIVING/DINING ROOM
- PROFESSIONALLY LANDSCAPED GARDEN WITH OUTBUILDING HOUSING GYM
- NO ONWARD CHAIN
- BUILT IN 2023 TO THE VERY HIGHEST SPECIFICATION
- FOUR CROSWATER BATHROOMS WITH CA 'PIETRA' TILES
- ELEGANT SITTING ROOM WITH LOG BURNER, OVERLOOKING GARDEN
- AIR CONDITIONING, CAT 5 CABLING & CONTROL 4 LIGHTING
- EPC: A

An outstanding five / six bedroom family home built in 2023 to the highest specification.

Set behind electric gates on one of Chorleywood's finest roads this exceptional property has been thoughtfully designed with attention to detail, to create a stunning, energy efficient home (EPC Rating: A), set over three floors. Its enviable proximity to the village, station and excellent schooling makes this a highly desirable home.

There are three beautiful reception rooms, and the heart of the home is an impressive 42 ft wide kitchen / living / dining room. Two bi-fold doors lead to the extensive paved patio with covered seating area. A separate study, utility room and a cloakroom complete the ground floor.

To the first floor is a generous landing. The principal bedroom has a dressing room and impressive en-suite bath / shower room with double basins. Bedroom two has an en-suite and three and four share an additional shower room.

The second floor boasts two further bedrooms (one dressed as a sitting room) sharing a shower room, an ideal space for older children or guest accommodation.

Other features include solar panels, air conditioning to the ground and first floor, CAT 5 cabling, Control 4 lighting and TV system including integrated speakers in most rooms, and surround sound in the main living room. The ground and first floor have underfloor heating and air conditioning for year-round comfort. The comprehensive security system has remote access and CCTV to the whole property.

The professionally landscaped garden, mainly laid to lawn, is surrounded with a variety of mature trees and shrubs for privacy. A stylish wooden outbuilding houses a gym. There is also a useful irrigation system and outdoor speakers. Ample parking for several cars on the gravelled driveway, and a single-phase electric car charging point.



## 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.

## COUNCIL TAX

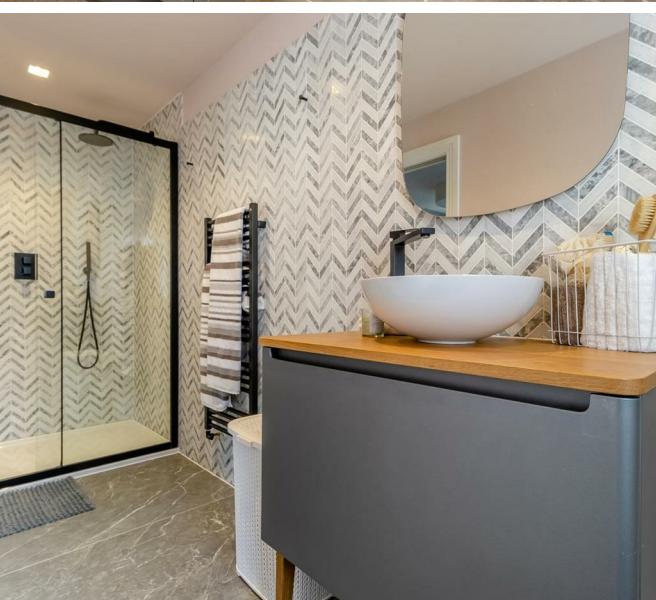
Three Rivers District Council - Band G

## TENURE

Freehold

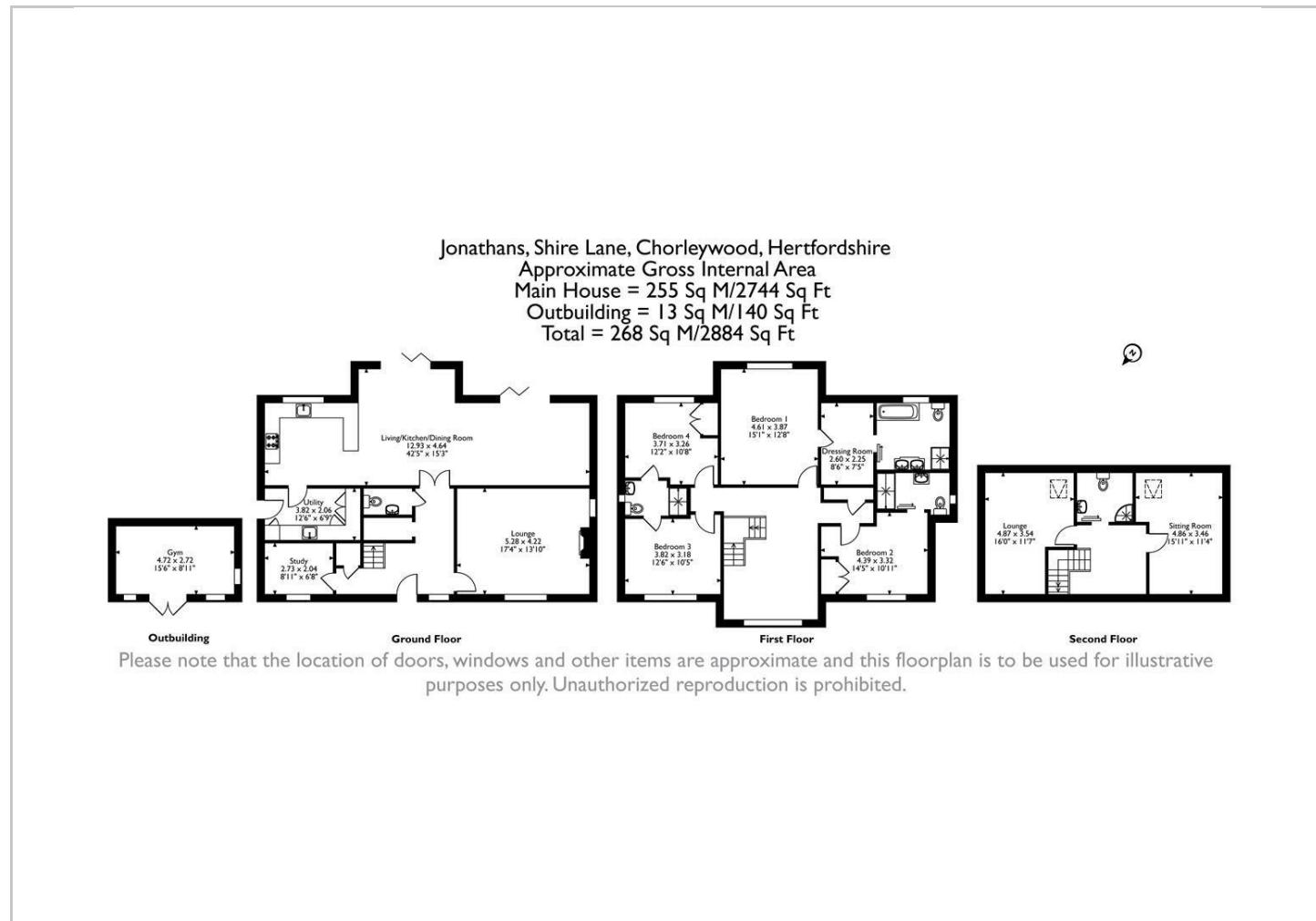
## VIEWINGS

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

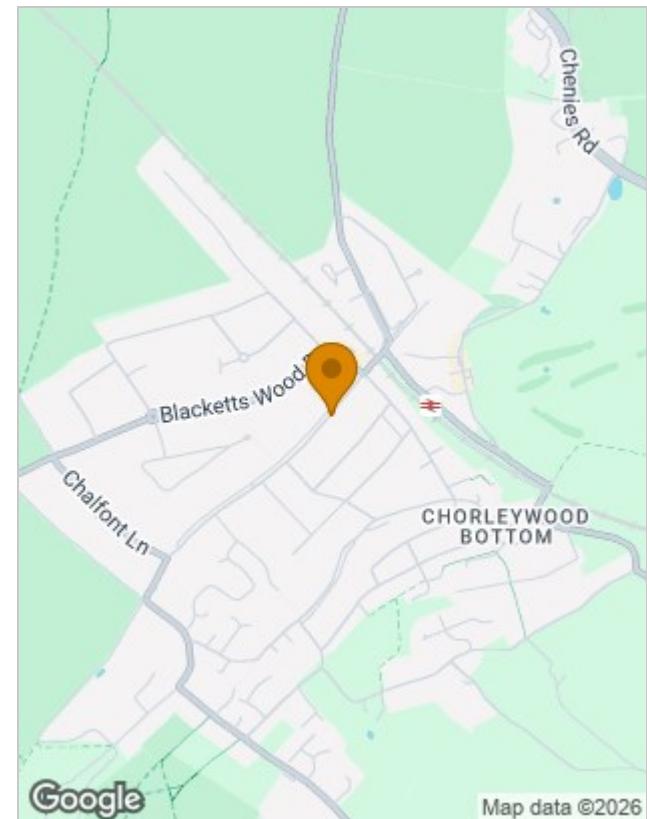




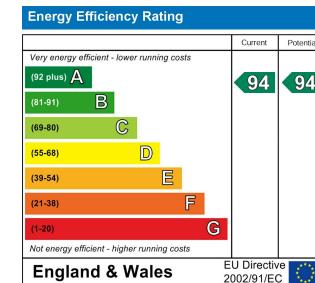
## Floor Plans



## 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.