



JOHN ROBERTS & Co
estate agents



Loudwater Lane, Rickmansworth, WD3 4AN

Guide Price £1,795,000



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Loudwater Lane

Rickmansworth, WD3 4AN

- STUNNING COUNTRYSIDE VIEWS
- APPROXIMATELY 0.6 ACRES
- FOUR BATHROOMS
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE & AMPLE PARKING
- APPROXIMATELY 5,436 SQ FT
- SEVEN BEDROOMS
- KITCHEN / BREAKFAST ROOM
- SUPERB GARDENS
- EPC RATING: D

A stunning seven-bedroom family home with delightful views across the surrounding countryside. This beautiful, detached property nestling on the edge of Loudwater offers the best of both worlds, with easy access to Rickmansworth for a commute into central London. With over 5000 sq. of flexible living space across two floors it will appeal to those looking to accommodate extended family.

To the ground floor a generous reception hall leads into a spacious sitting room with feature fireplace and charming views across farmland. The vaulted dining room with an additional log burner is an impressive space for entertaining with French doors opening to the large terrace and garden.

At the heart of this highly desirable home is a recently updated double aspect kitchen. It includes an extensive range of units, Siemens ovens and hob, Quooker tap, integrated wine cooler, and a walk-in pantry.

This carefully considered home is filled with every modern convenience including a dog bath and laundry chute into the utility room. A tv/family room, cloakroom and access to the integral double garage complete the first floor.

Stairs from an inner hall lead down to the principal bedroom with air conditioning, a dressing room and en-suite shower room. There's an additional cloakroom, hobby room and study.

An additional staircase from the inner hall leads up to two further double bedrooms and an en-suite bathroom – alternatively a perfect guest suite with its own sitting room if desired.

To the first floor are four double bedrooms, shower room and bathroom. A seating area with a Juliet balcony to enjoy the idyllic views is a welcome addition to the large landing.

A gravelled driveway to the front has parking for several vehicles. The well-stocked rear garden with its variety of mature trees and shrubs, terrace and hot tub provides the idea place to relax and entertain or simply enjoy the rural setting. There's also a useful brick workshop and log store.



SITUATION:

Hendre is situated on Loudwater Lane overlooking the Chess Valley. This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

VIEWINGS:

TENURE:
Freehold

COUNCIL:
Three Rivers DC

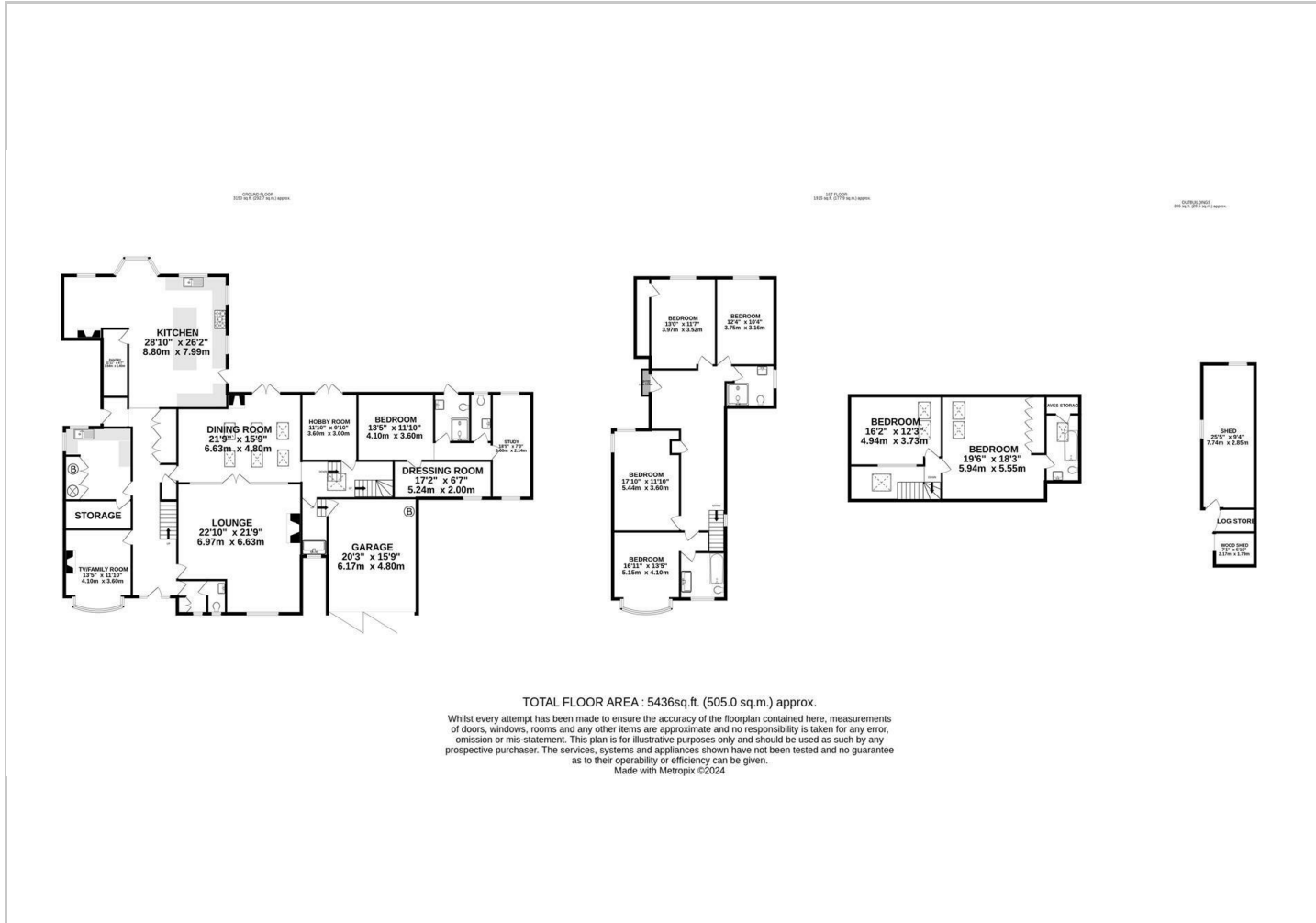
NB:
The property is not connected to mains drainage and has a private drainage system.



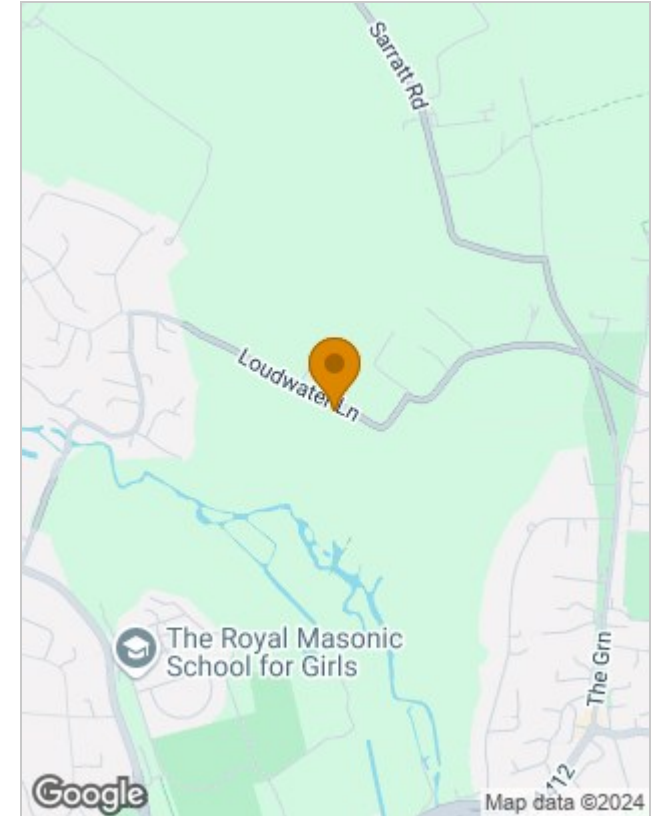




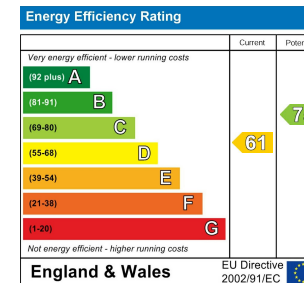
Floor Plans



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.