



Poles Hill, Sarratt

In Excess of **£1,699,000**

proffitt
& holt





Poles Hill

Sarratt, Rickmansworth

Proffitt and Holt are delighted to offer to the market this beautifully presented five/six bedroom detached family home located in the highly sought after village of Sarratt. This rarely available family home comes with a generous plot approaching 2/3 of an acre (approx), stunning grounds, a self contained annex and a double garage.

The internal accommodation comprises entrance hall, living room, dining room, open plan kitchen/breakfast room, utility room, five well-proportioned bedrooms (two with en suites) and a family bathroom to the main house.

The property also boasts a self-contained annex with open plan living room/bedroom with kitchenette and shower room.

Externally the property really excels with ample driveway parking to the front (with gated entrance), and a well-manicured front garden, whilst to the rear the garden is beautifully landscaped, private and a real feature and 'must see' of this unique property.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Poles Hill

Sarratt, Rickmansworth

Sarratt is a much sought-after village in south west Hertfordshire set within some of the most picturesque countryside in the county. It boasts a reputable JMI school, many active sports and social groups, three popular pubs and a local shop and post office. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within six and seven miles drive respectively. For the commuter, Chorleywood mainline station provides a service into London, (Marylebone approximately 30 minutes), and Junction 18 of the M25 is approximately a distance of two miles.



- Five/Six Bedrooms
- Detached
- Self-contained Annex
- Double Garage
- 2/3 of an Acre Plot (Approx)
- Over 3000 Sq Ft
- Sarratt
- Stunning Grounds





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

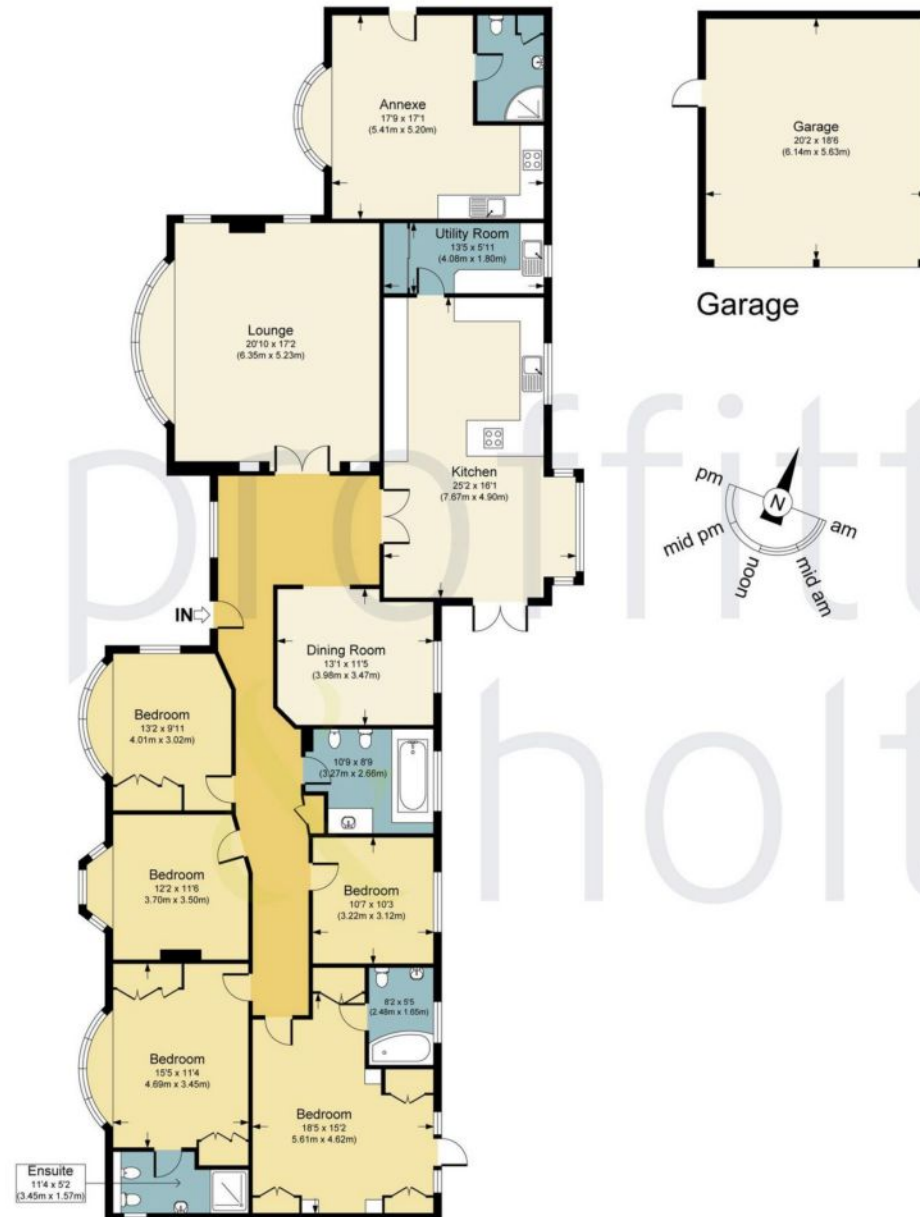
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Ground Floor

THREEWAYS, WD3

APPROX. GROSS INTERNAL FLOOR AREA 3056.08 SQ FT / 283.92 SQ M. INC. GARAGE

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