



Sarratt House The Green, Sarratt  
£1,750,000

proffitt  
& holt







## The Green

Sarratt, Rickmansworth

Proffitt and Holt are pleased to bring to market this wonderful Grade II Listed Georgian family home, prominently positioned in one of the most desirable positions overlooking Sarratt Green. This special home has been sympathetically restored and remodelled by the current owners, who have been able to retain an abundance of character features whilst simultaneously adding tasteful decoration throughout and a more user friendly design. Approaching the house, you are struck by the charm and character, with a traditional lead roofed verandah with scalloped valance spanning the width of the property. The front garden itself is adorned with a mixture of wild flowers and manicured lawns, whilst being enclosed by a quaint, original cast-iron railing.

Externally, the property excels. Having been curated and landscaped by the current owner, this beautiful and secluded space is surrounded by mature borders with the lawned space meandering to the summerhouse at the rear. Conversely, there is a patio area that flows out from the house and a covered outdoor kitchen, making this a wonderful space to entertain, whilst from a more functional perspective, there is a sizeable vegetable patch, complete with composting area and greenhouse.

The double length garage with remote operated electric door has vehicular access via the extra wide side access and offers parking for multiple cars, although with the addition of power and lighting, it is well suited for use as a workshop or similar. There is additional parking running all the way down the side of the house and at the front, all of which is kept secure via a traditional five bar gate.

Viewing is highly recommended to appreciate the character and specification of this wonderful home. This is no doubt a wonderful opportunity to purchase an important part of Sarratt's history.







## The Green

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.

Council Tax band: G

Tenure: Freehold

- Grade II Listed
- Sympathetically Remodelled And Refurbished Throughout
- An Abundance Of Character Features
- Beautifully Designed Gardens
- Georgian Frontage
- Prominent Position Overlooking Sarratt Green
- Driveway And Double Length Garage
- Master Bedroom With En-Suite
- Spacious Kitchen-Breakfast Room
- 2 Comfortable Reception Rooms







## 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.

*For broadband and mobile speeds see;*

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





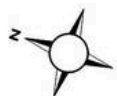






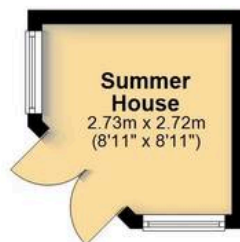




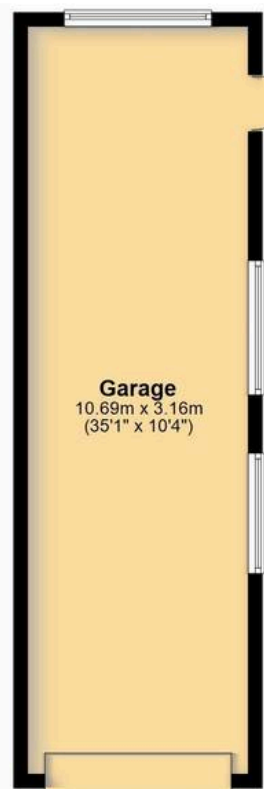


## Ground Floor

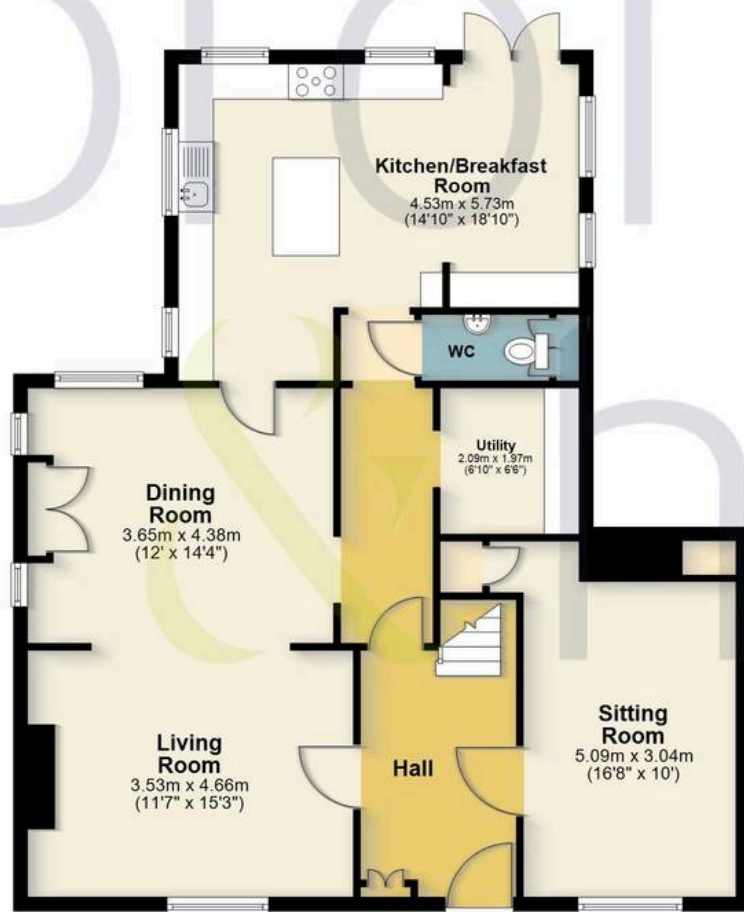
Approx. 135.6 sq. metres (1459.2 sq. feet)



**Summer House**  
2.73m x 2.72m  
(8'11" x 8'11")



**Garage**  
10.69m x 3.16m  
(35'1" x 10'4")



**Kitchen/Breakfast Room**  
4.53m x 5.73m  
(14'10" x 18'10")

**WC**

**Utility**  
2.09m x 1.97m  
(6'10" x 6'6")

**Dining Room**  
3.65m x 4.38m  
(12' x 14'4")

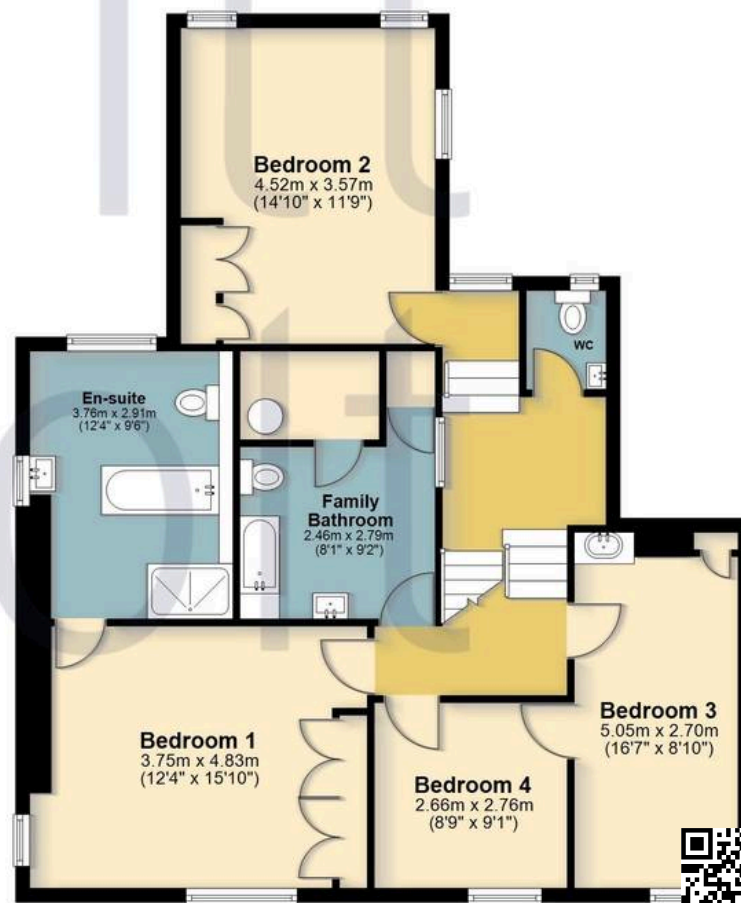
**Living Room**  
3.53m x 4.66m  
(11'7" x 15'3")

**Hall**

**Sitting Room**  
5.09m x 3.04m  
(16'8" x 10')

## First Floor

Approx. 93.0 sq. metres (1001.5 sq. feet)



**Bedroom 2**  
4.52m x 3.57m  
(14'10" x 11'9")

**En-suite**  
3.76m x 2.91m  
(12'4" x 9'6")

**Family Bathroom**  
2.46m x 2.79m  
(8'1" x 9'2")

**WC**

**Bedroom 1**  
3.75m x 4.83m  
(12'4" x 15'10")

**Bedroom 4**  
2.66m x 2.76m  
(8'9" x 9'1")

**Bedroom 3**  
5.05m x 2.70m  
(16'7" x 8'10")

Total area: approx. 228.6 sq. metres (2460.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.







## Proffitt & Holt

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