



Bucknalls Lane, Garston, Watford

In Excess of **£1,150,000**

proffitt
& holt





Bucknalls Lane

Garston, Watford



****CHAIN FREE**** Nestled in a tranquil yet well-connected setting, this exceptional freehold estate offers a rare blend of charm, versatility, and scope for personalisation. Located within the highly sought-after Parmiter's School catchment, the plot is approximately just under 0.25 of an acre in size and presents a remarkable opportunity for families and discerning buyers alike. With around 3,500 sq. ft. of both internal living space and a collection of numerous beautifully outbuildings positioned in these exquisite grounds, this home is a true haven of privacy, light, potential and an ideal home for multigenerational living. The estate opens with an expansive driveway, comfortably accommodating over 15 vehicles, leading to a thoughtfully arranged collection of structures. At its heart lies the main residence, boasting spacious reception and living areas that flow effortlessly throughout. The formal lounge exudes elegance, while the separate dining room creates a calming space to relax or entertain. The modern and stylish kitchen has recently been re-fitted, and flows through to the utility room/WC and on to the large store room/further reception room. Upstairs, 3 generously proportioned bedrooms and a full-sized family bathroom complete the main living quarters. Beyond the principal residence lies a fully equipped and functioning outdoor kitchen and bar area; a perfect space for al fresco entertaining. There is also a detached summerhouse or an inspiring home office with a stunning cabana located to the side. The estate also features a substantial 27'6 ft x 27'6 ft (8m x 8m) workshop, ideal for hobbies, business use, or extensive storage which has potential to be converted to a 2 bedroom bungalow (STPP). In addition is a large, detached multifunctional barn measuring 45'11 ft x 18'1 ft (14m x 5.5m); which could also be converted, (STPP). The landscaped grounds are bathed in sunlight, offering an exceptional sense of seclusion and tranquillity. Despite its peaceful atmosphere, the property is just moments from major transport links, with easy access to the M1 and M25 motorways, providing seamless connections to London and beyond. Whether you envision a family sanctuary, a creative retreat, or a space to expand your lifestyle; this rare estate offers a truly extraordinary canvas to make your own.



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Garston, Watford



Garston is situated on the north side of Watford and has several schools, parks, local amenities, and links to the major motorways. Garston train station with the Abbey Line service runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. Watford town centre provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road commuter, both the M1 and M25 motorways are within, typically, a drive of five/ten minutes.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached House
- Three Receptions Rooms in Main House
- Recently Re-Fitted Kitchen
- A Large Plot of approx. a quarter of an acre
- Driveway Parking for approx. 15 cars
- A Large 8x8m workshop
- A Large 14x5.5m Detached Barn
- Outside Covered Fully Functioning Kitchen/Bar Area
- Outside Garden Room/Office Space and Cabana
- Chain Free





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

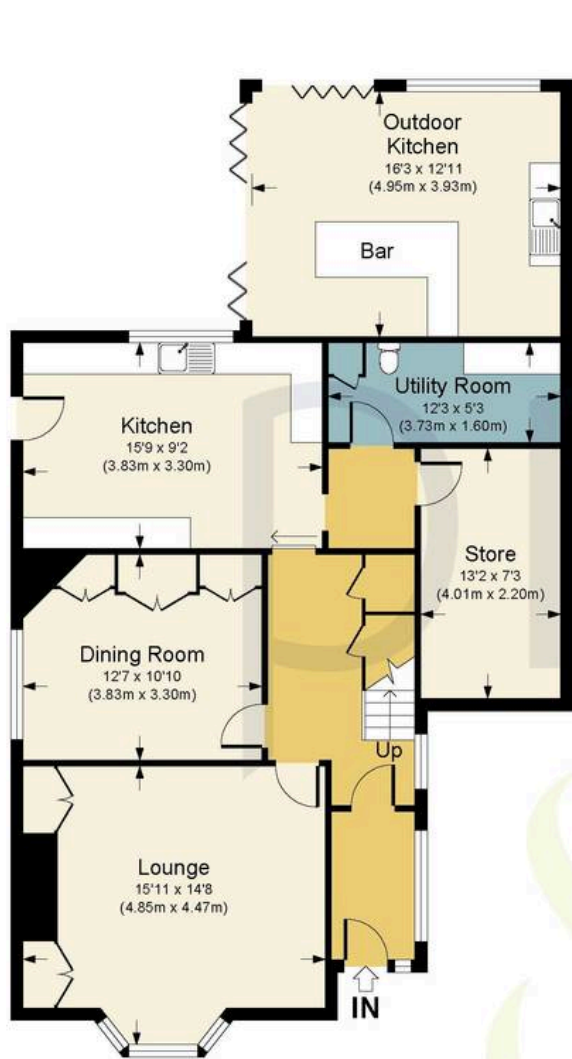
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Ground Floor



First Floor



Studio

Outbuilding

BUCKNALLS LANE WD25

APPROX. GROSS INTERNAL FLOOR AREA 3504.19 SQ FT / 325.55 SQ M. INC. STUDIO / OUTBUILDING / BARN

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Proffitt & Holt – Watford

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