



The Orchard, The Green, Croxley Green
Rickmansworth, WD3 3HS

Guide price £2,500,000 Freehold



The property

Nestled in the highly sought-after and quiet cul-de-sac of The Orchard, on The Green in Croxley Green, this magnificent five-bedroom detached family home has been meticulously refurbished to an outstanding standard throughout—offering luxurious living in one of the area's most desirable locations.

From the moment you arrive, the home impresses with a sweeping carriage driveway providing ample parking, including an integral double garage equipped with an EV charging point. Inside, the high-specification finish is immediately apparent, from the elegant wood panelling and engineered oak flooring to the detailed coving and thoughtfully designed layout—this is a home that blends timeless charm with contemporary comfort.

The generous entrance hall leads to a dual-aspect study and a cosy family room, alongside a stylish downstairs cloakroom. Double doors open into the show-stopping open-plan kitchen and dining area, which features an atrium-style ceiling flooding the space with natural light and framing views of the enclosed rear garden. A separate pantry and a fully equipped utility room with access to the side garden add further practicality. Off the kitchen is the main living room—an inviting, spacious retreat with double doors leading out to the garden, perfect for entertaining or relaxing with family.

Upstairs, the galleried landing leads to an exceptional principal suite, complete with a dedicated dressing area, walk-in wardrobes, and a luxurious ensuite shower room. Two further double bedrooms each benefit from their own private ensuites, while the remaining two spacious double bedrooms share a sleek and stylish family bathroom.

Every aspect of this home has been thoughtfully upgraded with modern conveniences, ensuring it is truly turnkey and ready for immediate occupation.

A rare opportunity to acquire an exquisite home in an exclusive location. Early viewing is highly recommended to fully appreciate the quality and attention to detail this home has to offer.





Key Features

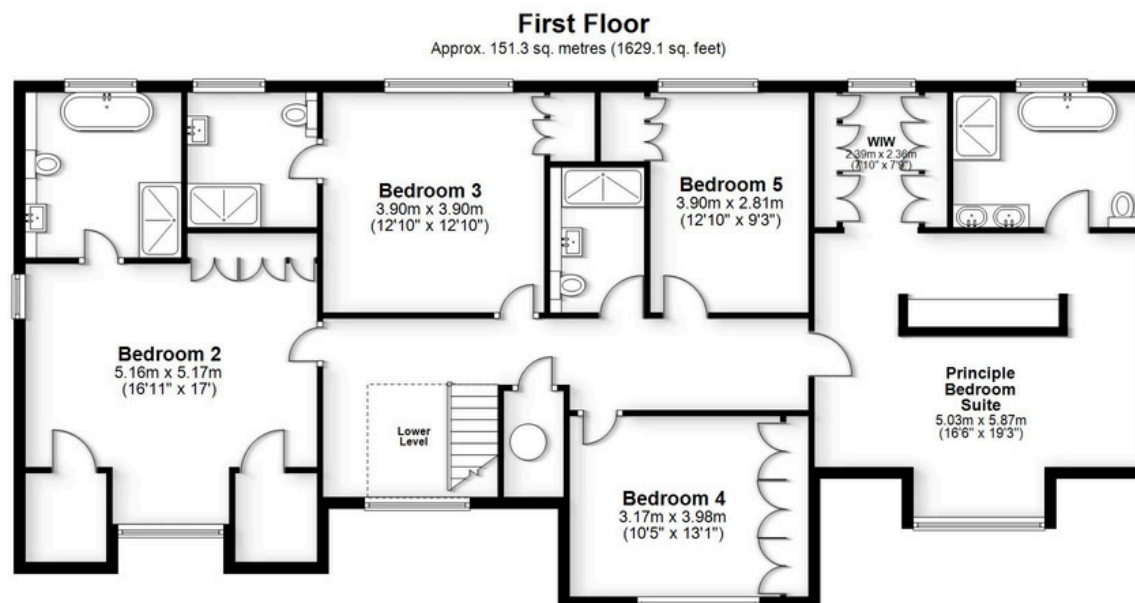
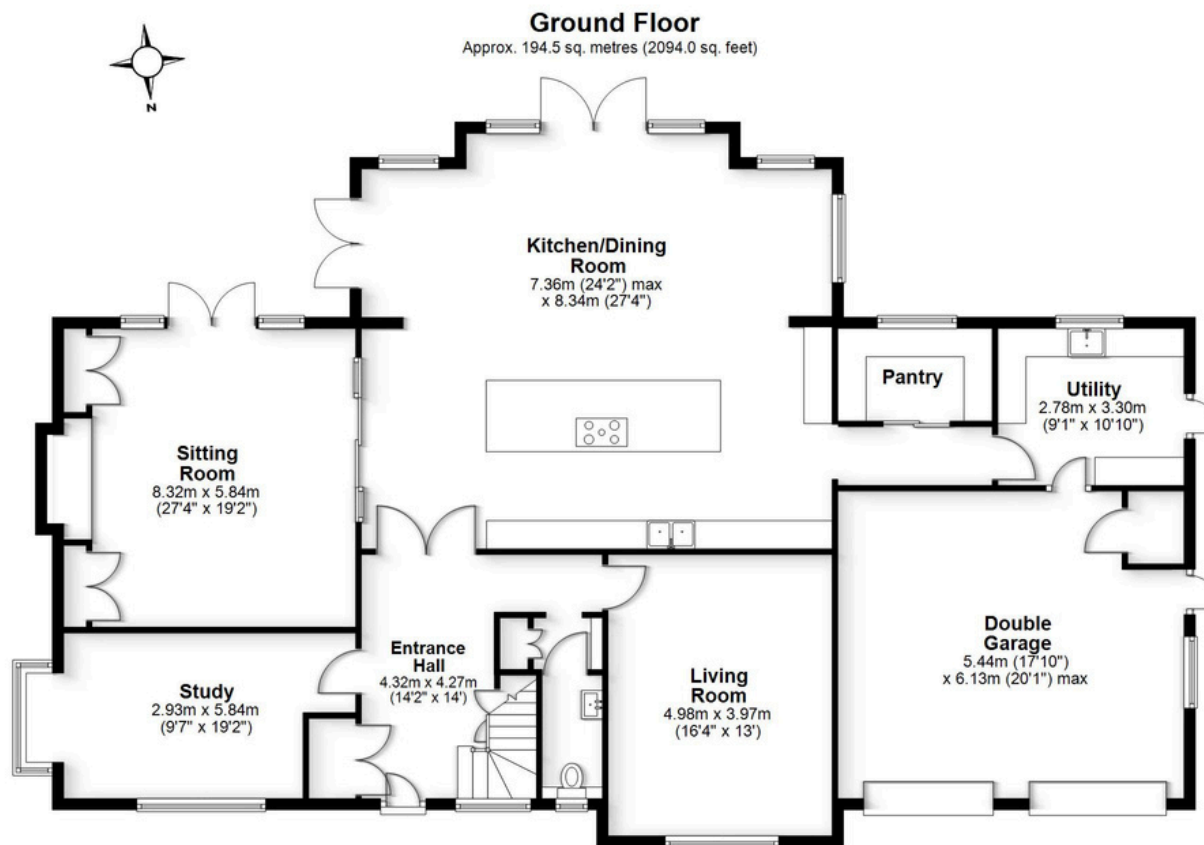
This property has been subject to a full refurbishment that seamlessly blends the original features with character modern finishes.

- Underfloor heating throughout the whole ground floor
- Private secluded location
- Five bedrooms
- Engineered oak flooring
- New timber framed double glazing throughout
- Light fittings all included
- EV charger in the garage
- All rooms wired for TV and network
- Double integral garage
- Carriage driveway
- Furniture available via separate negotiation









Total area: approx. 345.9 sq. metres (3723.1 sq. feet)







Area Information

Croxley Green is picturesque village located between Watford and Rickmansworth. The village has a variety of local shops and Croxley station is on the Metropolitan Line which provides a direct link to London in just 45 minutes, so it is ideal for those commuters who want to be close enough to London yet live in a small, friendly community.

The Green is a large green space on which many of the village's events take place throughout the year: classic car shows, Croxfest and the very popular Revels Fair that has been a tradition in the village since 1952, a family day out with arts and crafts, dance exhibitions and a whole host of games. The Green also hosts two of seven pubs in Croxley, The Coach and Horses and The Artichoke, both offering great food and live music events throughout the year.

There are a number of outstanding primary schools around the village, making it a hugely desirable location for families. Little Green and Harvey Road are two of the most popular with many of the pupils going on to Rickmansworth School Academy and the newly built Croxley Danes School for secondary education.

- 0.7 miles to Croxley Station
- 1.1 miles to Rickmansworth High Street
- Nearest Motorway: 2.7 miles to M25

Local Authority: Three Rivers District Council

Council Tax: H

Approximate floor area: 3,723 sq ft

Tenure: Freehold

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	82 B



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