



CHURCH LANE, RICKMANSWORTH, WD3 6HN



PRESTIGE & VILLAGE

UK's finest properties



Nestled within approximately 7.5 acres of private and secluded gardens and paddocks, this expansive four-bedroom detached family home boasts exceptional equestrian facilities, including a menage, stables, and a tack room. Accessed through a private driveway off Church Lane, the property offers versatile accommodation to suit various needs.

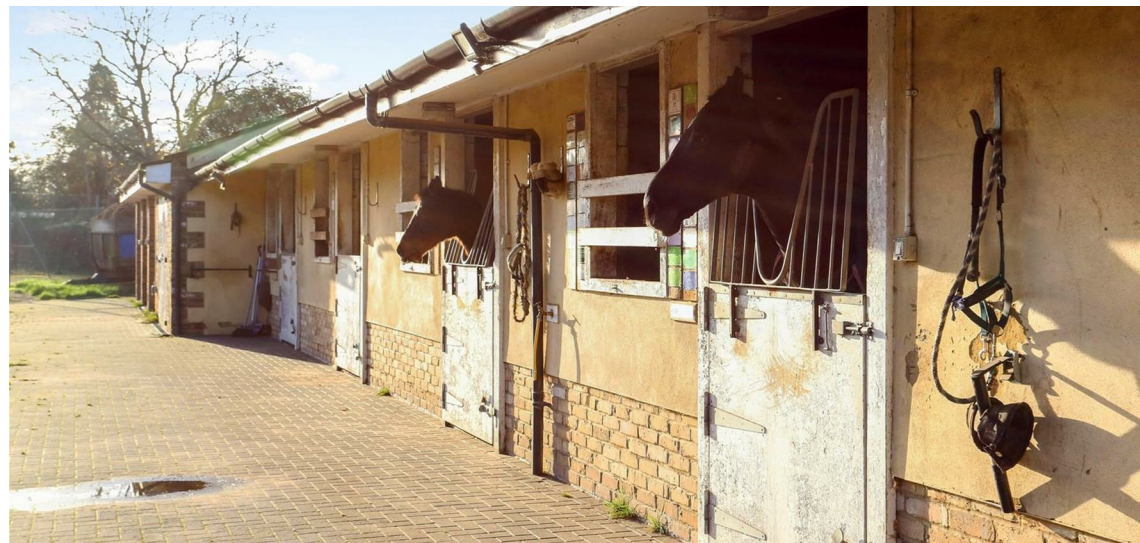
Ground Floor:

Upon entry, you are welcomed by a reception hall, followed by a convenient cloakroom. The ground floor boasts two spacious sitting rooms, a formal dining room, a study, and a playroom, providing ample space for various activities. Additionally, there is a downstairs bedroom complemented by an en suite bathroom. The heart of the home lies in the large kitchen/dining/breakfast room, ideal for family gatherings and entertaining. A utility room adds practicality and convenience.

First Floor:

Ascending to the first floor, you will find the main bedroom, complete with a generously-sized en suite dressing room and bathroom for added luxury. Two more bedrooms offer comfort and versatility, accompanied by two further bathrooms. Most rooms also feature eaves storage, providing extra space for belongings.





- Equestrian estate comprising approximately 7.5 acres
- Spacious and adaptable living space spanning more than 4,500 sq ft
- Features include a swimming pool and a tennis court
- Detached house with 4 bedrooms and 4 bathrooms
- Equipped with a menage and stables
- Highly desirable village location
- Exclusive access through a private gated driveway
- Just a short walk away from Sarratt Village
- Excellent local schools, encompassing both state and private options
- Easy access to nearby railway and motorway connections





CHARMING EQUESTRIAN RETREAT ON APPROX' 7.5 ACRES

DETAILS

SITTING ROOM

22'11" x 21'0" (6.99m x 6.40m)

The sitting room is triple aspect, enjoying natural light and views, creating a bright and airy ambiance. complemented by air conditioning for ultimate comfort

KITCHEN / DINING / BREAKFAST - LIFESTYLE ROOM

28'8" x 21'0" (8.75 x 6.41)

An inviting kitchen/dining/breakfast room offers ample space for culinary delights, dining, and gatherings, making it an ideal hub for family activities and socialising.

The charming farmhouse kitchen is adorned with elegant granite worktops and features a traditional AGA, which not only adds warmth to the space but also infuses it with a delightful rustic charm and character.

UTILITY ROOM

13'6" x 7'8" (4.11m x 2.34m)

PLAYROOM

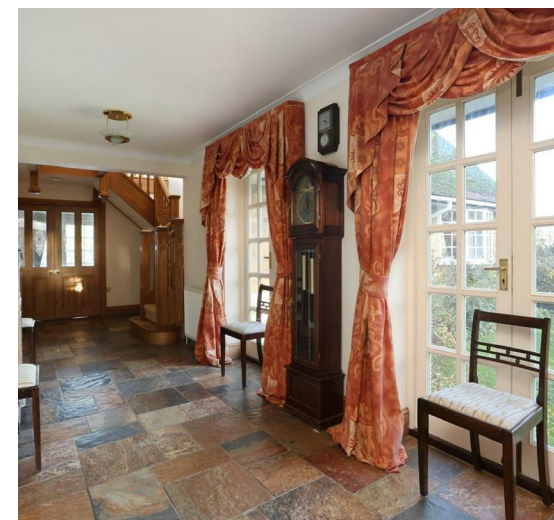
21'10" x 16'10" (6.65m x 5.13m)

STUDY

14'11" x 11'9" (4.55 x 3.59)

DINING ROOM

11'10" x 10'10" (3.61m x 3.30m)



LIVING ROOM

24'10" x 18'1" (7.59m x 5.52m)

A welcoming living room boasts a beautiful brick fireplace adorned with a cozy wood-burning stove, creating a focal point that exudes warmth and comfort. The space is further enhanced by the presence of charming wooden beams, adding character and a touch of rustic elegance to the room. French Doors lead to the garden

BEDROOM 4

14'7" x 13'4" (4.45m x 4.06m)

Downstairs bedroom with en suite bathroom

BEDROOM 1

20'8" x 11" (6.30m x 3.35m)

The main bedroom offers breathtaking views and is accompanied by an ensuite bathroom, separate WC and a dressing room for added luxury and convenience. This bedroom benefits from air conditioning for ultimate comfort.

DRESSING ROOM

15'3" x 10'6" (4.65m x 3.21m)

EN-SUITE

BEDROOM 2

13'9" x 12'6" (4.2 x 3.82)

Inviting double bedroom with air conditioning, filled with natural light for a bright and airy feel





BEDEOOM 3

15'6" x 13'5" (4.74 x 4.10)
Spacious double bedroom offering the luxury of air conditioning for your comfort

GARAGE

23'9" x 12'0" (7.26 x 3.66)

STABLE 1

18'4" x 12'6" (5.59m x 3.81m)

STABLE 2

18'4" x 12'6" (5.59m x 3.81m)

STABLE 3

18'4" x 14'5" (5.59 x 4.4)

STABLE 4

18'4" x 14'5" (5.59 x 4.4)

STABLE 5

18'4" x 14'5" (5.59 x 4.4)

STABLE 6

18'4" x 14'5" (5.59 x 4.4)

STABLE 7

18'4" x 14'5" (5.59 x 4.4)

TACK ROOM

20'6" x 16'2" (6.25 x 4.95)

OFFICE / STORE

17'2" x 13'6" (5.23m x 4.11m)

HEATED SWIMMING POOL

heated swimming pool surrounded by a patio area, a hot tub for relaxation, and a tennis court for recreational activities

HOT TUB

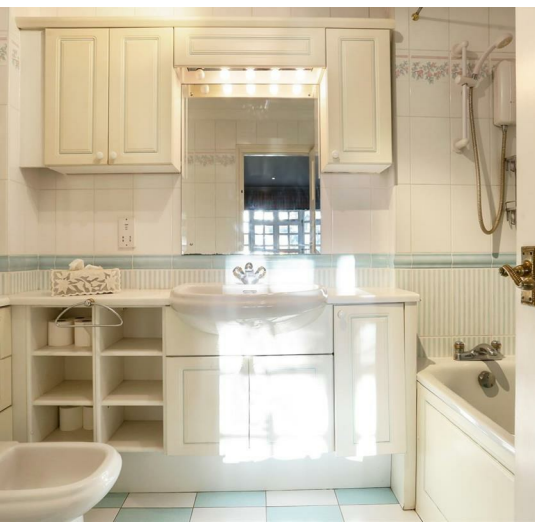
TENNIS COURT

MENAGE





Outside:
The property is graced with a gated front driveway, offering ample parking for multiple cars. An alternate access off Sarratt Road provides additional convenience, though currently unused. The outdoor amenities include a heated swimming pool surrounded by a patio area, a hot tub for relaxation, and a tennis court for recreational activities.



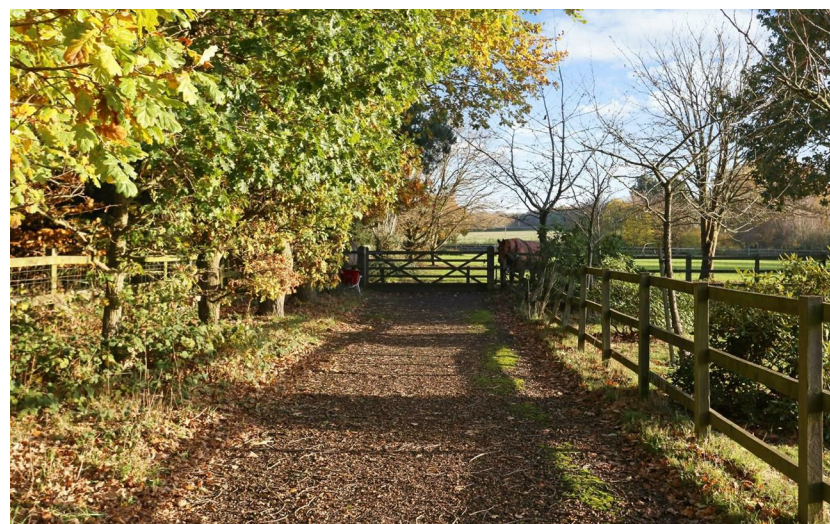


Located in the picturesque village of Sarratt, this property benefits from a range of local amenities, including a general store, post office, off-license, doctors' surgery, garage with a petrol station, three charming country public houses, and a sought-after primary school.

For additional shopping and amenities, the nearby village of Chorleywood offers a good selection, while Rickmansworth town centre provides comprehensive facilities, including major stores and supermarkets.

Commuting is made easy with the Met/Chiltern Line station at Chorleywood, offering fast and regular services to Baker Street, Aldgate, and Marylebone, located approximately 3 miles away.

For those traveling by car, Junction 18 of the M25 is conveniently situated approximately 2.7 miles away, providing quick access to major road networks.



Three Rivers District Council
Band G

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
101-151	A			101-151	A		
81-100	B			100-150	B		
61-80	C			100-150	C		
41-60	D			100-150	D		
21-40	E			100-150	E		
1-20	F			100-150	F		
1-20	G			100-150	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Approximate Area = 419.5 sq m / 4515 sq ft
 Outbuildings = 241.4 sq m / 2598 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Total = 687.4 sq m / 7398 sq ft
 Including Limited Use Area (6.3 sq m / 68 sq ft)



Not to scale.



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