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£3,000,000

CHURCH LANE, RICKMANSWORTH, WD3





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:

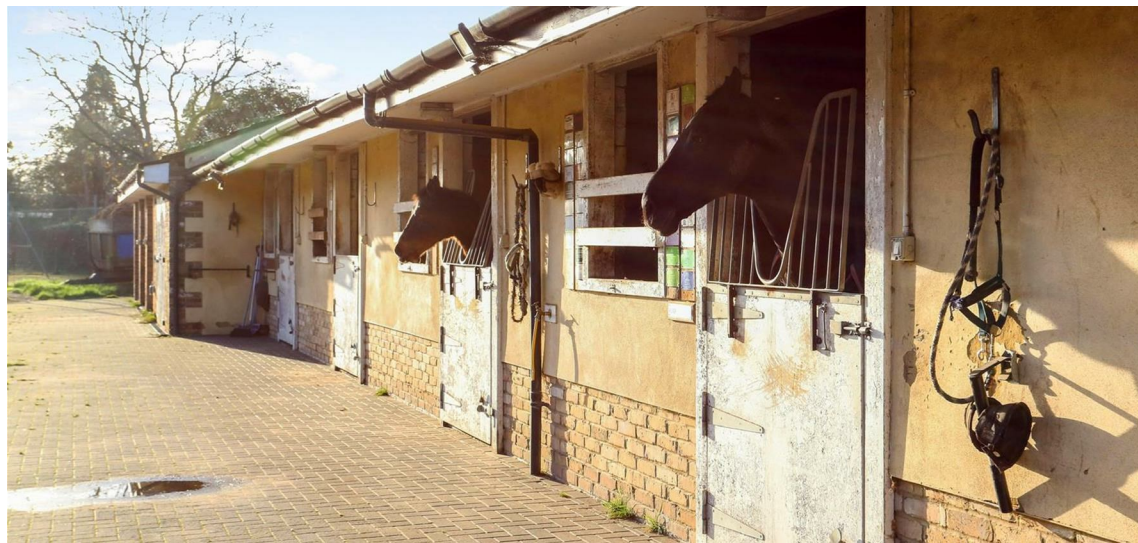
Upon entry, you are welcomed by a reception hall, followed by a convenient cloakroom. The ground floor boasts two spacious sitting rooms, a formal dining room, a study, and a playroom, providing ample space for various activities. Additionally, there is a downstairs bedroom complemented by an en suite 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







### BEDROOM 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.







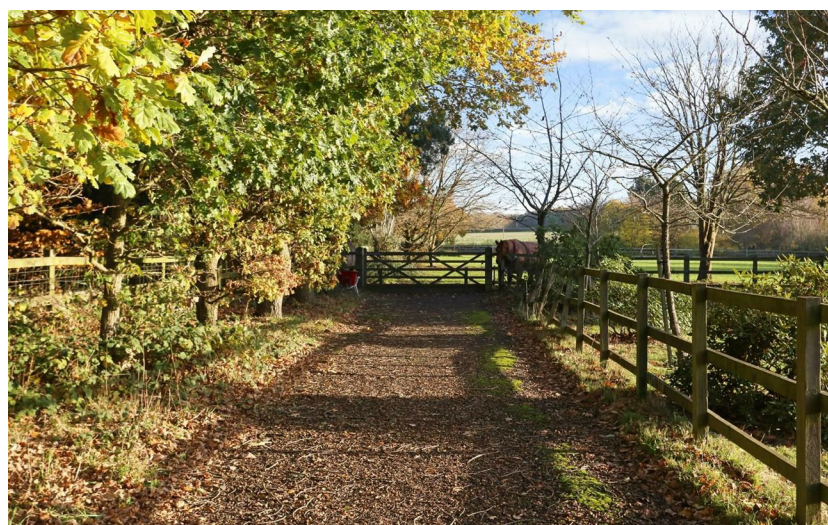
Located in the picturesque village of Sarratt, this property benefits from a range of local amenities, including a general store, post office, off-license, doctors' surgery, garage with a petrol station, three charming country public houses, and a sought-after primary school.

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.

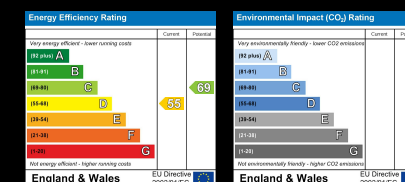




Commuting is made easy with the Met/Chiltern Line station at Chorleywood, offering fast and regular services to Baker Street, Aldgate, and Marylebone, located approximately 3 miles away. For those traveling by car, Junction 18 of the M25 is conveniently situated approximately 2.7 miles away, providing quick access to major road networks.



Three Rivers District Council  
Band G





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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