



Cassiobury Drive, Watford, Hertfordshire
WD17 3HS

Guide Price £1,695,000 Freehold





A truly exceptional five-bedroom detached family home, set within the prestigious Cassiobury Estate and extending to over 3,000 sq. ft. of beautifully curated living space. This outstanding property blends striking contemporary design with high-end finishes, perfectly suited to modern family living.

A glazed entrance hallway sets the tone, leading to an elegant front reception room with bespoke cabinetry and feature ceiling. The heart of the home is the impressive open-plan family and entertaining space, centred around a dramatic media wall with fireplace and flowing seamlessly into a designer kitchen fitted with Gaggenau appliances, a central island, and a concealed coffee station. Full-width bifold doors open onto the landscaped garden, flooding the space with natural light.

Upstairs, five generously sized bedrooms offer bespoke fitted storage, including a luxurious principal suite with vaulted ceiling and opulent en suite, alongside a further en suite bedroom and stylish family bathrooms. Air conditioning is installed in the principal bedrooms for added comfort.

The Marbella-inspired garden provides a stunning outdoor retreat, featuring porcelain terraces, a hot tub, and a glass-enclosed pergola with automated roof, bar, and fire pit seating area. A fully powered outbuilding offers an ideal gym or home office.

Further benefits include a utility room, guest cloakroom, and integral garage.





Key Features

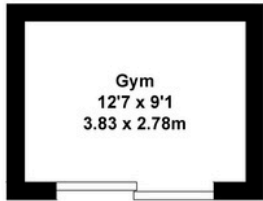
- Five bedroom detached home
- Over 3,000 sq ft
- Premium floor tiling
- Glass wine cellar
- Designer kitchen with Gaggenau appliances
- Integral garage
- Beautifully landscaped garden
- Air conditioning to three bedrooms
- Fully powered outbuilding with bi-fold doors currently served as a gym

Securely positioned behind electric gates on prestigious Cassiobury Drive, this residence enjoys proximity to the award-winning Cassiobury Park, shops, and the outstanding Cassiobury Infants and Junior Schools. Watford Junction and Watford Metropolitan Line stations offer excellent transport links, while the town centre - with its vibrant mix of dining, retail, and leisure - remains easily accessible.





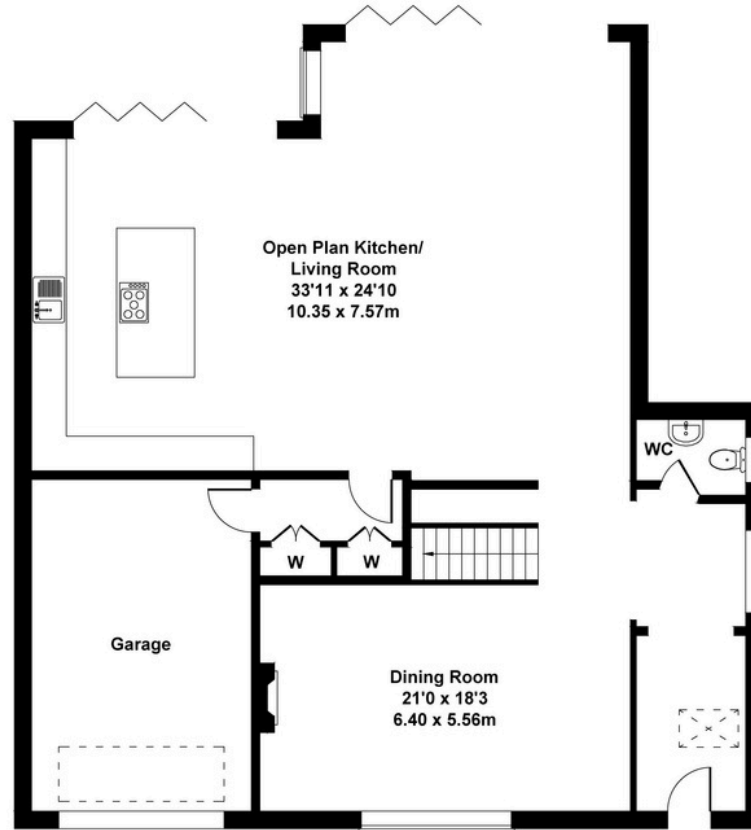
Cassiobury Drive, Watford



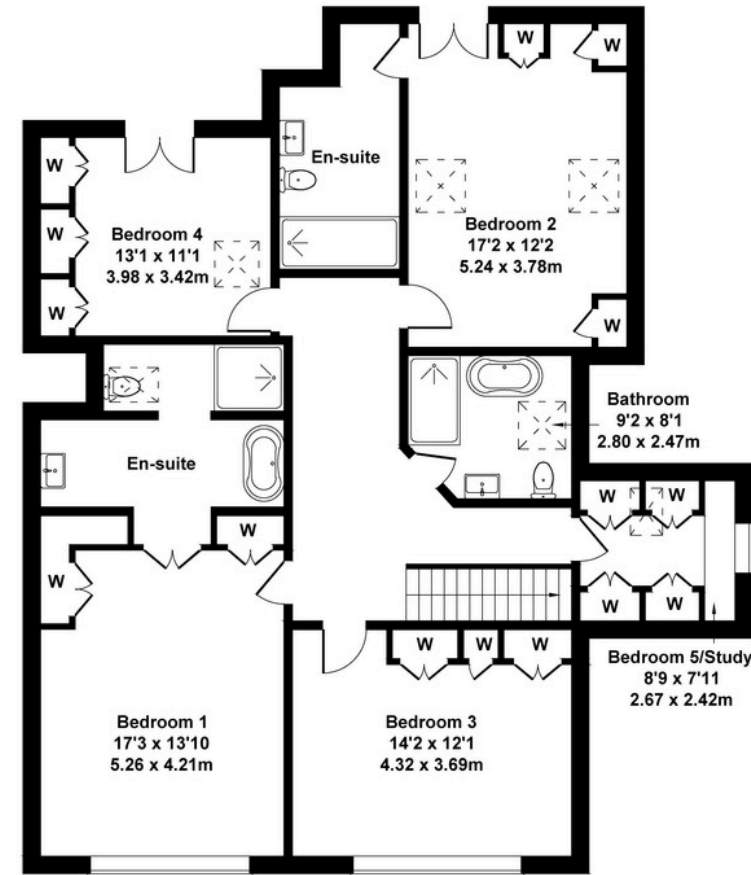
OUTBUILDING



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Open Plan Kitchen/
Living Room
33'11 x 24'10
10.35 x 7.57m

Pergola
18'4 x 9'6
5.59 x 2.89m

Gym
12'7 x 9'1
3.83 x 2.78m

Garage

Dining Room
21'0 x 18'3
6.40 x 5.56m

WC

Bedroom 4
13'1 x 11'1
3.98 x 3.42m

En-suite

Bedroom 2
17'2 x 12'2
5.24 x 3.78m

En-suite

Bathroom
9'2 x 8'1
2.80 x 2.47m

Bedroom 1
17'3 x 13'10
5.26 x 4.21m

Bedroom 3
14'2 x 12'1
4.32 x 3.69m

Bedroom 5/Study
8'9 x 7'11
2.67 x 2.42m









Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations

0.9 miles to Watford Station

0.9 miles to Watford Town Centre

Nearest Motorway: 1.7 miles to M25

Local Authority: Watford Borough Council

Council Tax: F

Approximate floor area: 3,092 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 £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial 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.

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