



Watercress Cottage, Pleasant Place, Old Uxbridge Road,  
West Hyde, Hertfordshire, WD3 9XZ

Guide price £675,000 Freehold



# The property

A beautifully presented four-bedroom semi-detached home, offering stylish and versatile living throughout. The property welcomes you with a charming front garden, enhanced by a tranquil pond and mature greenery. A picturesque watercress stream flows in front of the property—reflecting the area's heritage, as Pleasant Place was historically a hamlet of cottages for farmers in the watercress industry.

Inside, the impressive living room is full of character, featuring floor-to-ceiling fitted bookshelves, integrated storage, a bright reading nook, and the added comfort of air conditioning, which continues throughout the home. To the rear, a stunning open-plan kitchen/living space provides the true heart of the property. The bespoke kitchen boasts curved cabinetry, high-end stone worktops, and a generous island/peninsula—perfect for both everyday living and entertaining. A dedicated media area and a bright dining space with a bay window overlook the garden.

The ground floor also benefits from a modern family bathroom and a separate utility room. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and a light-filled second bedroom with garden views, all enjoying the comfort of air conditioning. A contemporary family shower room and additional storage complete the first floor.

Externally, the rear garden is designed for low maintenance, featuring a patio area, astro turf and a seating space ideal for entertaining. Further benefits include side access, a large shed currently used as a gym, an additional storage shed, and rear parking.







## Key Features

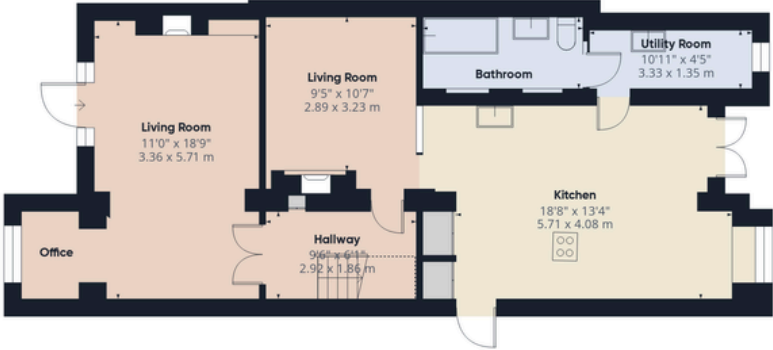
- Four well-appointed bedrooms
- Charming semi-detached property
- Character features throughout
- Bespoke open-plan kitchen with island
- Two family bathrooms
- Beautifully presented throughout
- Two reception rooms
- Car parking to the rear
- Beautiful naturistic walks on your doorstep
- Short drive to Harefield High Street



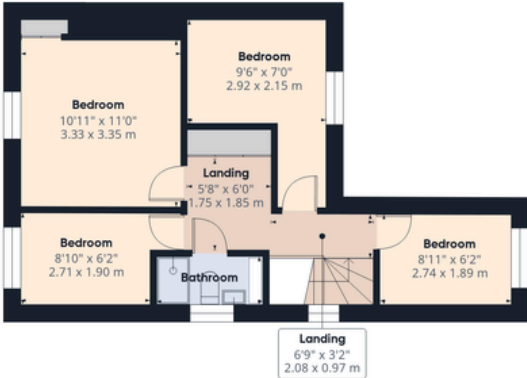




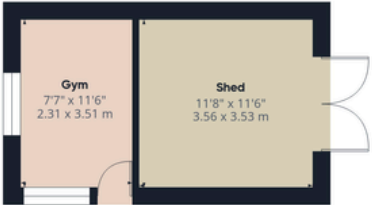
# Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1403 ft<sup>2</sup>  
130.3 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

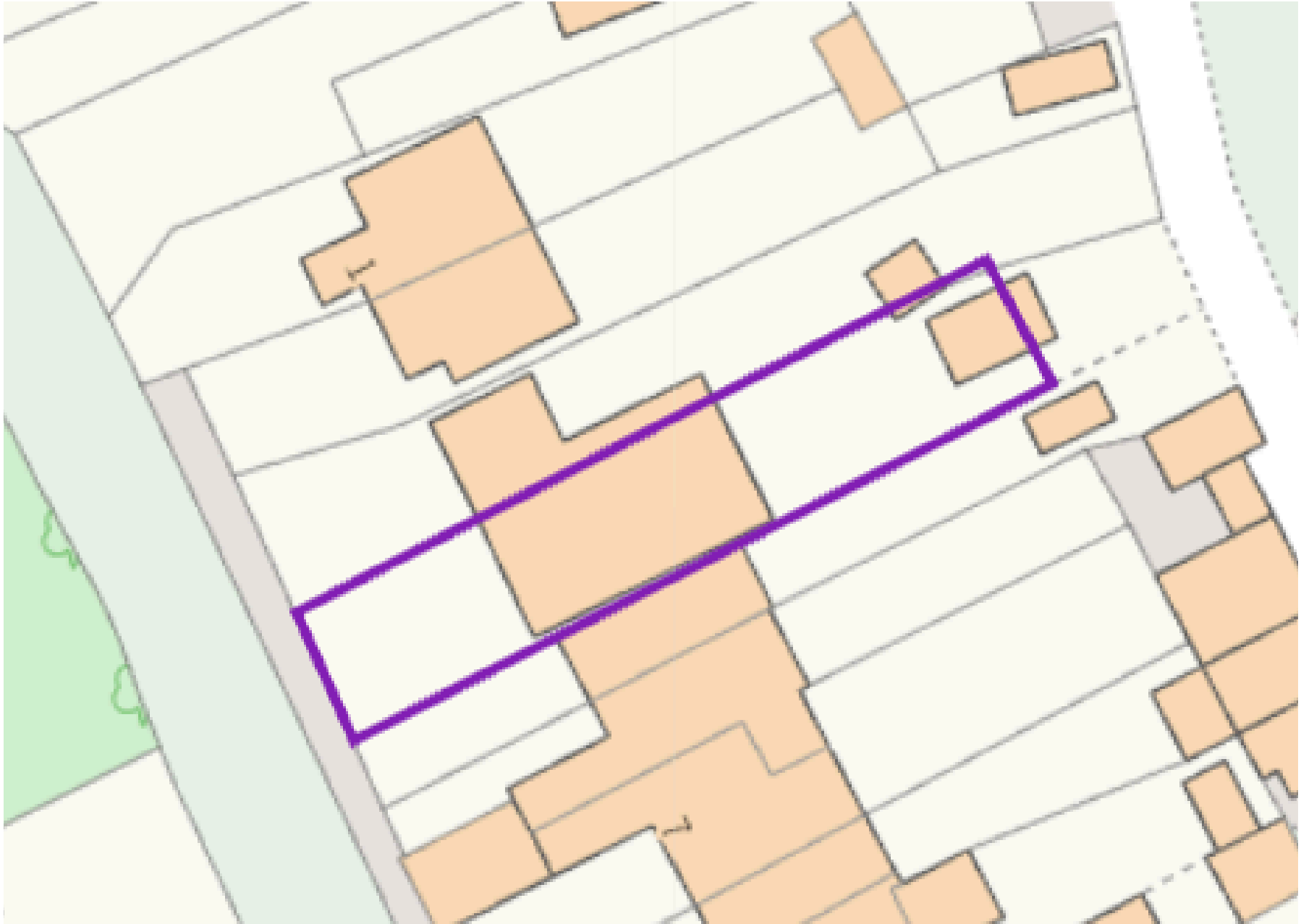
Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Boundary





# Area Information

West Hyde is a charming and semi-rural enclave on the edge of Maple Cross, Rickmansworth, offering a rare blend of countryside tranquillity and excellent connectivity. Nestled within the Hertfordshire countryside, this sought-after location is characterised by open green spaces, scenic walks and a peaceful village atmosphere, while still being within easy reach of nearby towns such as Harefield and Rickmansworth. The area is particularly appealing to those seeking a quieter lifestyle without sacrificing convenience. Rickmansworth town centre is just a short drive away, providing a range of shops, cafés, restaurants and supermarkets, as well as a mainline station offering fast and direct services into London. The nearby road network, including the M25, ensures easy access to surrounding areas and beyond. West Hyde is also well positioned for leisure and outdoor pursuits, with the Grand Union Canal and surrounding countryside offering picturesque walking, cycling and boating opportunities. Highly regarded local schools and a strong sense of community further enhance its appeal, making it an ideal setting for families and professionals alike.

Combining rural charm with excellent transport links and modern conveniences, West Hyde represents a desirable location for those looking to enjoy the best of both town and country living.

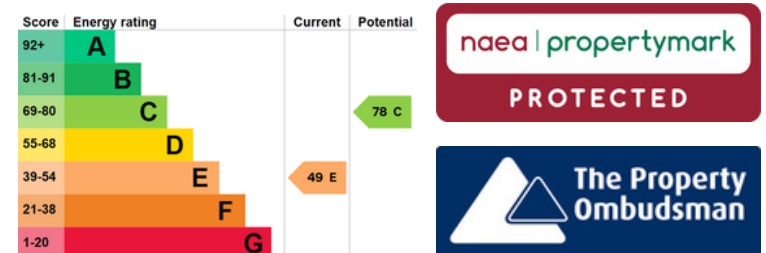
- 3.1 miles to Rickmansworth Station
- 2.8 miles to Harefield High Street
- Nearest Motorway: 1.6 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 1181 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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