



**A SUBSTANTIAL FIVE/SIX BEDROOM DETACHED FAMILY HOME WITH A SELF
CONTAINED ANNEXE IN A SOUGHT AFTER VILLAGE LOCATION**

Poleshill, Sarratt, Rickmansworth, Hertfordshire, WD3 4NR

ROBSONS

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**LOUNGE • DINING ROOM • KITCHEN •
UTILITY ROOM • FIVE BEDROOMS, TWO
WITH EN-SUITES • FAMILY BATHROOM • SELF
CONTAINED ANNEXE • 0.6 ACRE PLOT •
DOUBLE GARAGE • OFF-STREET PARKING**

Description

A substantial five/six-bedroom, four-bathroom detached family home set within approximately 0.6 acres of beautifully landscaped private grounds,. Complete with a self-contained annexe, double garage and gated driveway providing extensive off-street parking.

Situated in the sought-after village of Sarratt, Three Ways is an impressive and versatile family home offering generous accommodation, excellent entertaining space and beautifully maintained grounds. The property combines a peaceful rural setting with superb flexibility, making it ideal for modern family living.

A spacious entrance hallway provides a welcoming introduction to the home and leads into the principal reception rooms. The generous lounge is a particularly attractive space, featuring a characterful fireplace and large bay window overlooking the grounds. A separate dining room enjoys views across the garden and provides an ideal setting for both family meals and formal entertaining.

At the heart of the home is a stylish open-plan kitchen/breakfast room, fitted with a comprehensive range of contemporary wall and base units, integrated appliances and ample work surfaces. French doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor living spaces. A separate utility room is conveniently positioned just off the kitchen.













There are five bedrooms, with two boasting en-suite facilities, while a family bathroom serves the remaining bedrooms. The accommodation could also offer the flexibility to create a sixth bedroom, depending on the requirements of the incoming owners.

A significant feature of Three Ways is the self-contained annexe, providing valuable additional accommodation for extended family, guests, older children or those working from home. The annexe incorporates its own kitchen and shower room, offering a high degree of independence and versatility.

The property is surrounded by approximately 0.6 acres of stunning private landscaped gardens. Mature trees, established shrubs and colourful flowerbeds create a wonderfully secluded and picturesque setting, while a substantial patio area provides an excellent space for outdoor dining and entertaining. The property further benefits from a double garage, car port and gated driveway, with extensive off-street parking for multiple vehicles.

Three Ways represents a rare opportunity to acquire a substantial detached family home in one of the area's most desirable village locations, offering generous accommodation, exceptional outside space and outstanding versatility for modern family life.

Location

Set amidst the beautiful Hertfordshire countryside, Sarratt is a highly sought-after village offering a wonderful blend of rural charm and excellent connectivity. The village is home to Sarratt Church of England Primary School, with a number of well-regarded secondary schools nearby, including St Clement Danes in Chorleywood. For commuters, Chorleywood and Rickmansworth stations provide convenient Metropolitan line connections into London, while the M25 is also easily accessible.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: G

Energy Efficiency Rating: D

For additional information, please refer to www.robsonsworld.com or call us on: 01923 285525.



Approximate Gross Internal Area = 283.92 sq m / 3,056.08 sq ft
(Including garage)

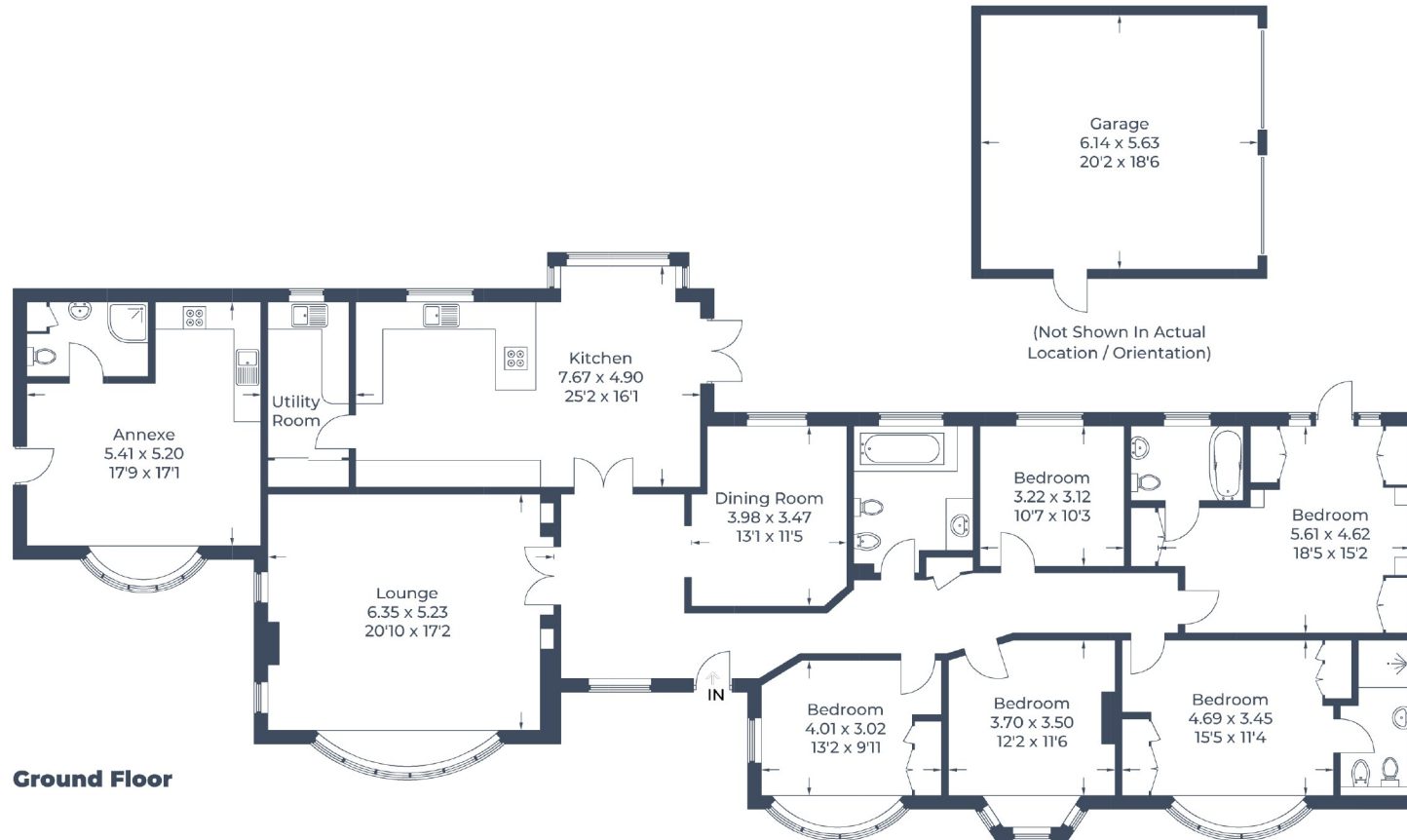


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