



IMPRESSIVE FIVE BEDROOM, THREE BATHROOM DETACHED FAMILY HOME ON ONE OF CHORLEYWOODS MOST PRESTIGIOUS ROADS

Berry Lane, Chorleywood, Hertfordshire, WD3 5EY

ROBSONS

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**THREE RECEPTION ROOMS •
KITCHEN/BREAKFAST ROOM • ORANGERY •
PRINCIPAL BEDROOM WITH EN-SUITE • FOUR
FURTHER BEDROOMS • FAMILY BATHROOM
• LARGE GARDEN • OUTDOOR SWIMMING
POOL & GARDEN ROOM/POOL HOUSE •
OFF-STREET PARKING • DOUBLE GARAGE**

Description

This impressive five double bedroom, three-bathroom, three reception-roomed home offers beautifully appointed and versatile accommodation. Set in a secluded spot along one of Chorleywood's most sought-after roads, this wonderful property is surrounded by stunning landscaped gardens and lies within easy reach of excellent schools, local amenities and superb transport connections.

The property blends character and comfort throughout. It features a well-appointed kitchen breakfast room, a large drawing room with wood burner, a light well-proportioned dining room - currently set up as a kid's study room and den, a grown up den - split into a large study and gym area - with a wood burner, and a large airy orangery with two sets of double doors leading on to the rear terrace and gardens. A guest cloakroom completes the ground-floor accommodation.

To the first floor, the superb dual-aspect principal suite extends 26ft and enjoys its own stunning three piece en-suite. There is a second double bedroom with a newly fitted ensuite, and three further double bedrooms and a contemporary family bathroom providing ideal accommodation for growing families.









Given its proximity to the centre of the village and the train station, one of the most unexpected features of this property is its secluded setting. Nestled in beautifully landscaped gardens of .48 of an acre and framed by mature trees and native hedging the plot offers a state of the art and energy efficient Compass pool with a remote retractable safety cover. This is complemented by a versatile pool house with a covered entertaining and dining area, kitchen, changing room and shower room. Not forgetting any four-legged friends, at the bottom of the garden you will find a hidden gate onto the Common perfect for family and dog walks. The property is approached via a generous driveway providing ample off-street parking together with a double garage which the current owners had plans drawn to create a 'granny annex.' (Drawings available on request)

In the owners' words. 'We have absolutely loved living here for the past 8 years. We've had some epic parties in the pool and garden space and being only 10 minutes work from Chorleywood station it's so easy for friends to visit and for our commute into London which takes just over half an hour.

'Moving here with a young family having excellent schools on our doorstep was amazing - two out of the three Ofsted rated outstanding village primary schools are a walk away and the highly regarded St Clement Danes secondary school is also close-by. Inside our home is very special the room sizes are all so generous and with our children being older now these is plenty of space for the family to do 'their own thing'. We have been very happy here and are only moving on so we can accommodate our horses at our next property. Oh and I forgot to mention Chorleywood has six pubs all within easy stumbling distance!'



Location

The area is also well served for sought after state and private schools for all ages.

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.robsonswb.com or call us on: 01923 285525.

Moorwood Gate

Approximate Gross Internal Area

Ground Floor = 148.3 sq m / 1,596 sq ft

First Floor = 113.7 sq m / 1,224 sq ft

Outbuilding = 73.5 sq m / 791 sq ft

Total = 335.5 sq m / 3,611 sq ft (Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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