



**A BEAUTIFULLY EXTENDED 1920'S FAMILY HOME WITH 5 DOUBLE BEDROOMS SET
IN JUST OVER 2 ACRES**

Shepherds Lane, Chorleywood, Hertfordshire, WD3 5HB

ROBSONS

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SUBSTANTIAL CHARACTER HOUSE WITH ORIGINAL FEATURES • FIVE DOUBLE BEDROOMS & THREE BATHROOMS • DETACHED DOUBLE GARAGE & STUDIO • EXTENSIVE OUTBUILDINGS INCLUDING OFFICES & WORKSHOPS • SET WITHIN 2.17 ACRES OF BEAUTIFUL GROUNDS • ELECTRIC GATES • 21 KW CHARGER (3-PHASE ELECTRIC)

Description

Beautifully presented throughout, this substantial family home seamlessly blends the character of its original 1920s architecture with thoughtfully designed extensions added during the 1980s. The interiors have been finished in a contemporary yet timeless style, with a palette of neutral tones and natural materials that perfectly complements the home's period charm.

A welcoming entrance hall leads into a wonderfully versatile living space. The triple-aspect dining room, elegant sitting room with doors opening onto the rear garden, and a bright, airy family room flow effortlessly together, creating an impressive open-plan layout ideal for both everyday family life and entertaining.

The generously proportioned kitchen and breakfast room is the heart of the home, featuring an AGA, an extensive breakfast bar, ample storage, and a practical adjoining utility room and pantry.

The first floor offers five spacious double bedrooms, including two with en suite bathrooms, together with a well-appointed family bathroom, providing comfortable accommodation for a growing family.













A standout feature of the property is the versatile accommodation above the garage. With a ground-floor kitchen and shower room and a large studio/games room on the first floor, this space offers excellent potential for guest accommodation, an au pair suite, a home office, or independent living for older children, subject to the necessary consents.

The property is complemented by an exceptional array of private amenities, including beautifully established mature gardens set in just over 2 acres, a full-size tennis court, detached offices and workshops, a charming children's playhouse, a useful garden shed and extensive private off-street parking. Together, these outstanding outdoor spaces and ancillary buildings create a truly enviable lifestyle setting, offering both versatility and privacy.

Location

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

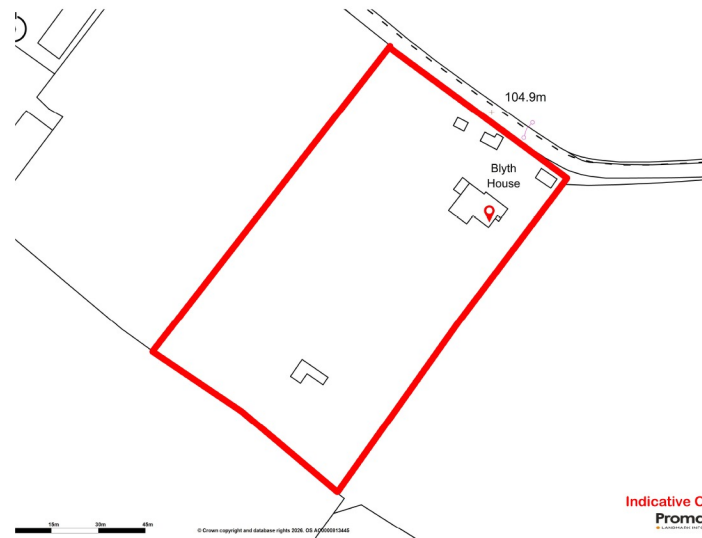
Council Tax Band: G

Energy Efficiency Rating: D

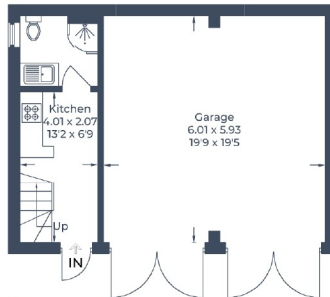
NB: Half of the garden is classed as Agricultural Green Belt

NB: There is a septic tank system

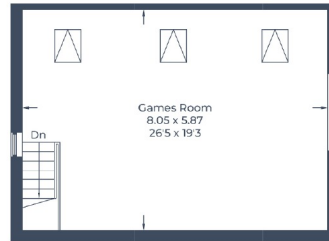
For additional information, please refer to www.robsonsworld.com or call us on: 01923 285525.



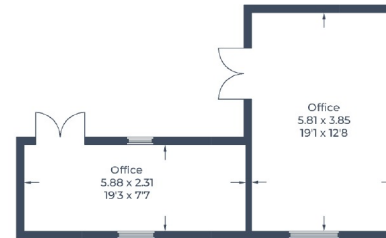
Approximate Gross Internal Area = 254.7 sq m / 2,741 sq ft
 Garage = 96.8 sq m / 1,042 sq ft
 Outbuildings = 68.8 sq m / 740 sq ft (Excluding Shed)
 Total = 420.3 sq m / 4,523 sq ft



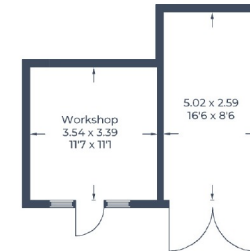
Garage - Ground Floor
 (Not Shown In Actual Location / Orientation)



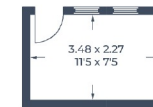
Garage - First Floor



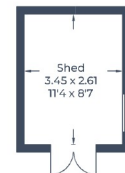
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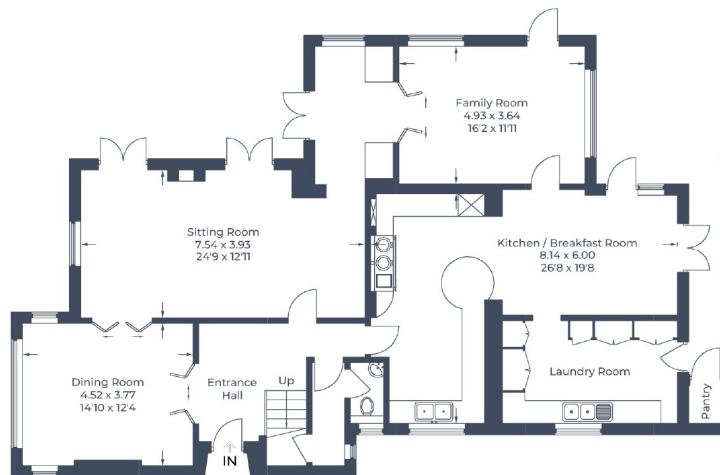
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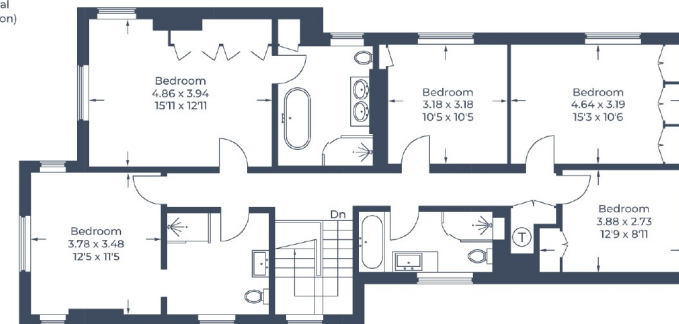
Children's Play House
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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