



Woodview, Oxhey Lane, Watford, WD19 5RB

sewell &  
gardner



# The property

Situated on Oxhey Lane in Watford, this beautifully renovated four-bedroom detached home offers a fantastic opportunity to acquire a stylish and spacious family residence, with the added benefit of an exciting development opportunity.

Recently renovated throughout, the property boasts modern interiors and versatile accommodation, perfectly suited to contemporary family living.

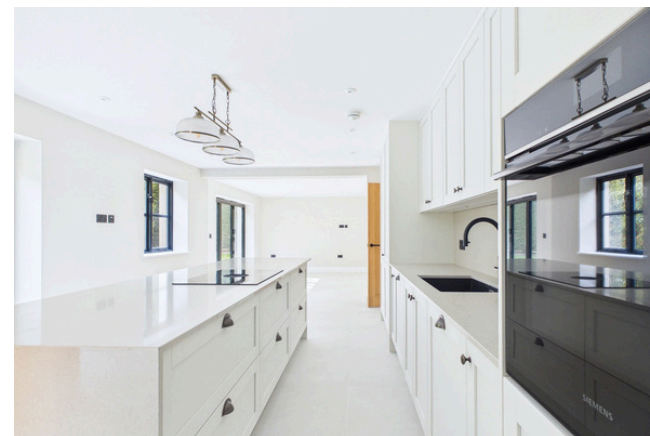
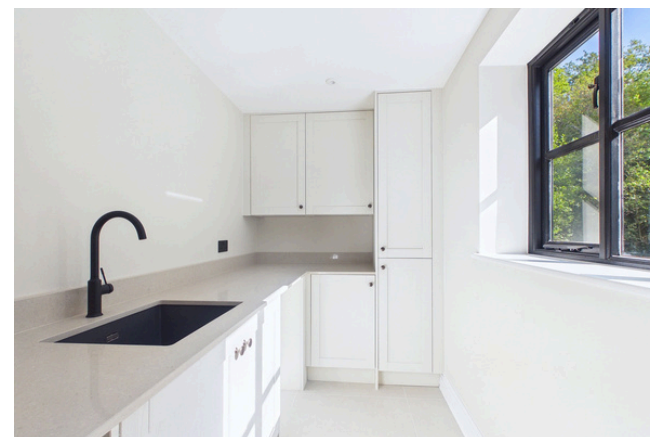
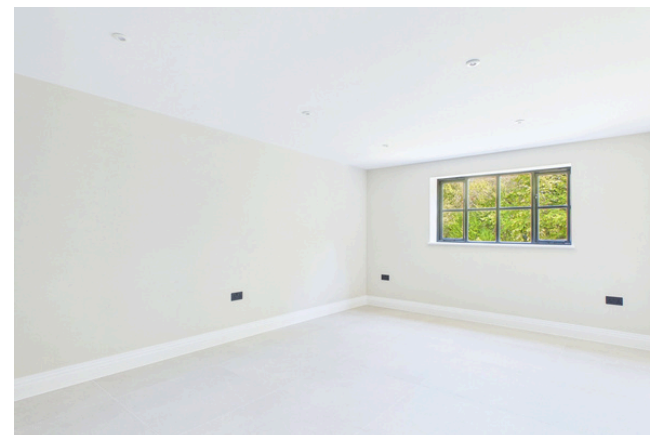
The ground floor features an impressive open-plan kitchen and living area, creating a wonderful space for entertaining and everyday family life. A separate living room provides additional space to relax, while a dedicated study offers the ideal work-from-home environment. A utility room and W/C completes the ground-floor accommodation for added convenience.

Upstairs, the property offers four well-proportioned bedrooms, two of which benefit from their own ensuite bathrooms, alongside a modern family bathroom. The property benefits from underfloor heating throughout.

A unique feature of this property is the opportunity to purchase the adjoining plot of land, offering the potential to construct an additional house next door, subject to the necessary planning permissions and consents. This presents an exciting opportunity for developers, investors or buyers looking to create a larger family estate.

Combining a beautifully renovated home with the potential to acquire additional land, this property offers a rare blend of modern family living and future development potential.

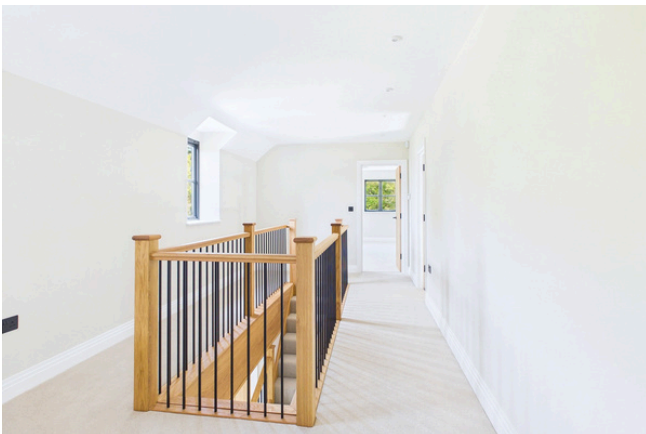
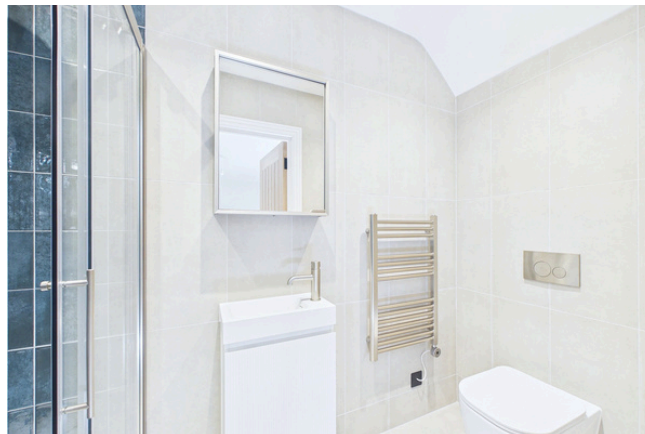
\*Select images have been virtually staged for illustration purposes only\*





## Key Features

- Newly renovated throughout
- Spacious four-bedroom detached home
- Two ensuite bathrooms
- Impressive open-plan kitchen/living area
- Utility room
- Opportunity to purchase adjoining plot with potential for further development (STPP)
- Chain free
- Dedicated home office/study
- Secluded location
- Separate living room
- Underfloor heating throughout

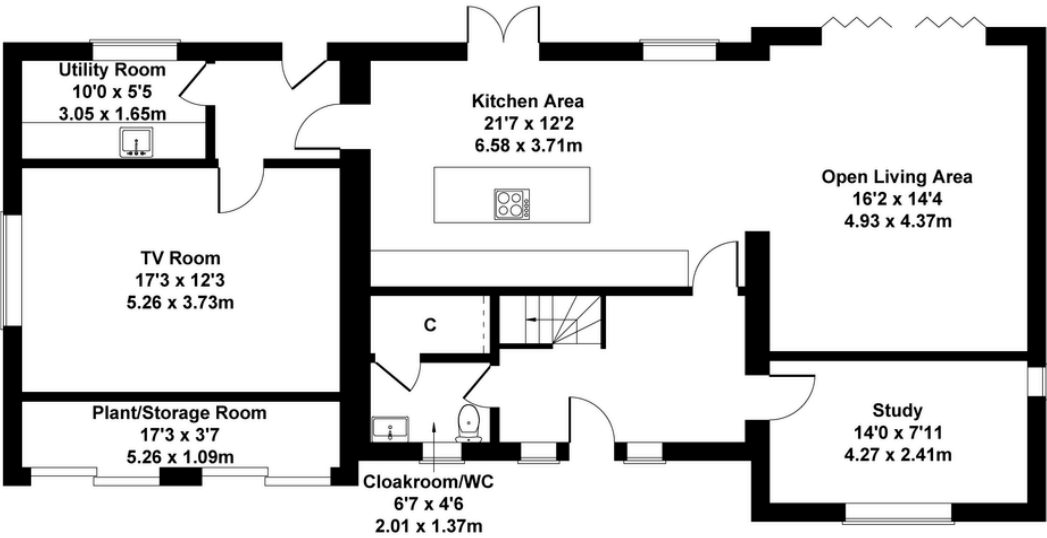




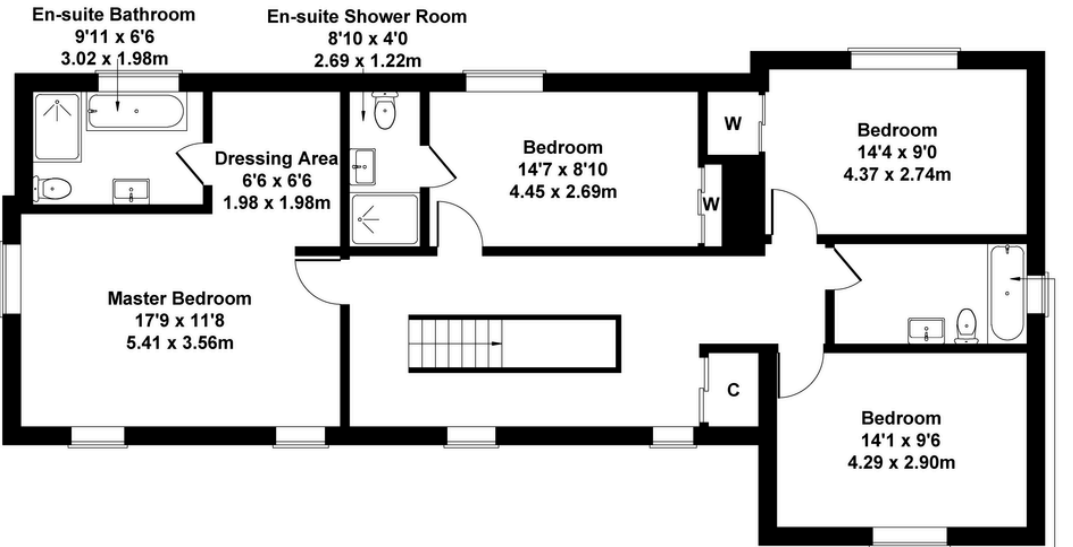
# Floorplan

## Woodview

Approximate Gross Internal Area  
2177 sq ft - 202 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.







# Area Information

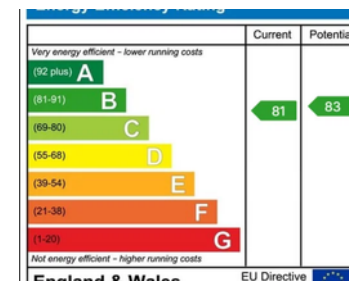
Oxhey Lane occupies a highly desirable position within one of Watford's most sought-after residential areas, offering an appealing combination of leafy surroundings, attractive homes and excellent connectivity. The area is particularly popular with families and professionals seeking a more tranquil suburban lifestyle without compromising on convenience, with Watford town centre and its extensive array of boutiques, restaurants, cafés and leisure facilities all readily accessible.

A significant attraction is the exceptional choice of schooling available in the surrounding area, with a number of esteemed state, grammar and independent schools such as St Margarets School, Watford Grammar School for Boys and Watford Grammar School for Girls within easy reach. The location therefore appeals strongly to families looking to secure access to some of the region's most highly regarded educational establishments. Alongside its educational credentials, the area offers an abundance of green open spaces, recreational facilities and local amenities, creating a highly desirable environment in which to live.

For those commuting, Oxhey Lane is exceptionally well connected, with both Bushey Station and Watford Junction providing convenient rail links into London and beyond. The M1 and M25 are also readily accessible, further enhancing the area's appeal for commuters and those travelling by road. Combining an enviable residential setting with outstanding schooling, excellent transport connections and a wealth of amenities close at hand, Oxhey Lane represents a particularly attractive proposition for discerning buyers seeking a well-connected and prestigious home in South Hertfordshire.

- 1.1 miles to Bushey Station
- 2.1 miles to Watford Town Centre
- Local Authority: Three Rivers District Council
- Approximate floor area: 2,177 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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages 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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