



## Dimmocks Lane, Sarratt, WD3

£1,350,000 Freehold

DETACHED THREE BEDROOM BUNGALOW & TWO DOUBLE BEDROOM ANNEXE ON 3/4 ACRE PLOT • MODERN FITTED KITCHEN/BREAKFAST ROOM • FAMILY/LIVING AREA • TWO DOUBLE BEDROOMS • DRESSING ROOM/BEDROOM THREE • FAMILY BATHROOM • BEAUTIFULLY MAINTAINED LARGE GARDEN • DRIVEWAY TO FRONT

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



Trend & Thomas are delighted to bring to the market this beautiful DETACHED FAMILY HOME situated on just shy of an acre with added benefit of a two double bedroom annexe.

This charming detached bungalow presents a rare blend of contemporary comfort and country living. The welcoming entrance hall leads into a spacious family and living area, where natural light pours in through large windows, creating an inviting atmosphere for both relaxation and entertaining. The modern fitted kitchen/breakfast room is thoughtfully designed with integrated appliances, making it perfect for casual mornings or hosting friends. The property features two well-proportioned double bedrooms, each offering peaceful outlooks and plenty of storage, while a versatile dressing room could easily serve as a third bedroom or home office. The modern family bathroom is well-positioned with both a bath and separate walk-in shower.

Outside, the grounds are simply delightful. To the front, a large driveway provides ample parking and the beautifully maintained rear garden is a true sanctuary, offering a generous expanse of lawn bordered by established trees and colourful planting, perfect for children to play or for al fresco dining in the warmer months. A particular highlight is the detached two double bedroom annexe, complete with its own private garden, offering superb potential for guest accommodation, independent relatives or even as a home business space.

With its combination of versatile accommodation and impressive gardens, this unique bungalow offers an exceptional opportunity to enjoy modern country living with all the comforts of home.

The property is positioned near The Green in the centre of Sarratt Village. There is excellent schooling nearby and bus routes pass the door. Leisure facilities to include equestrian pursuits are readily available. The M25 is reached via a drive to Junction 18. Sarratt Green is a Conservation Area and the village offers a general store/post office and several charming country pubs. The nearby Chess Valley has many walks and is an area of outstanding natural beauty. Nearby Chorleywood gives access to London via the Metropolitan/Chiltern Line Station and has amenities for most day-to-day needs.

Nearest Station: 2.9 miles - Chorleywood Station

Council Tax band: Main House G Approx. £4,034.70 / Annexe A Approx. £1,613.88 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: D

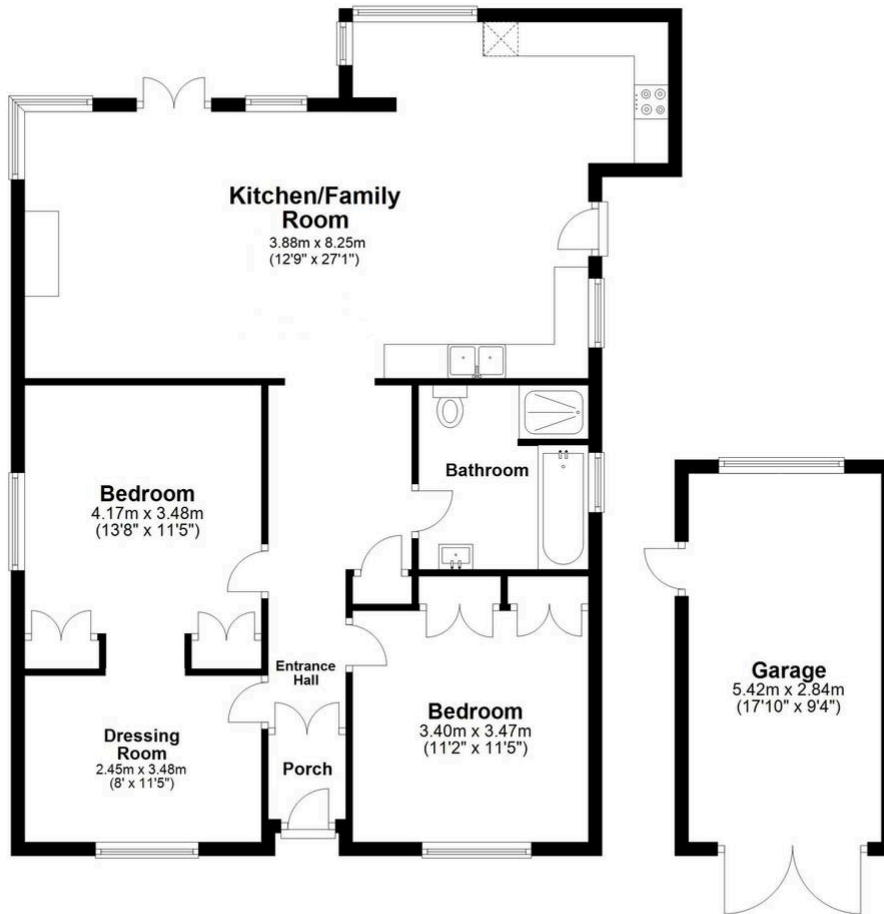
EPC Environmental Impact Rating: D





## Floor Plan

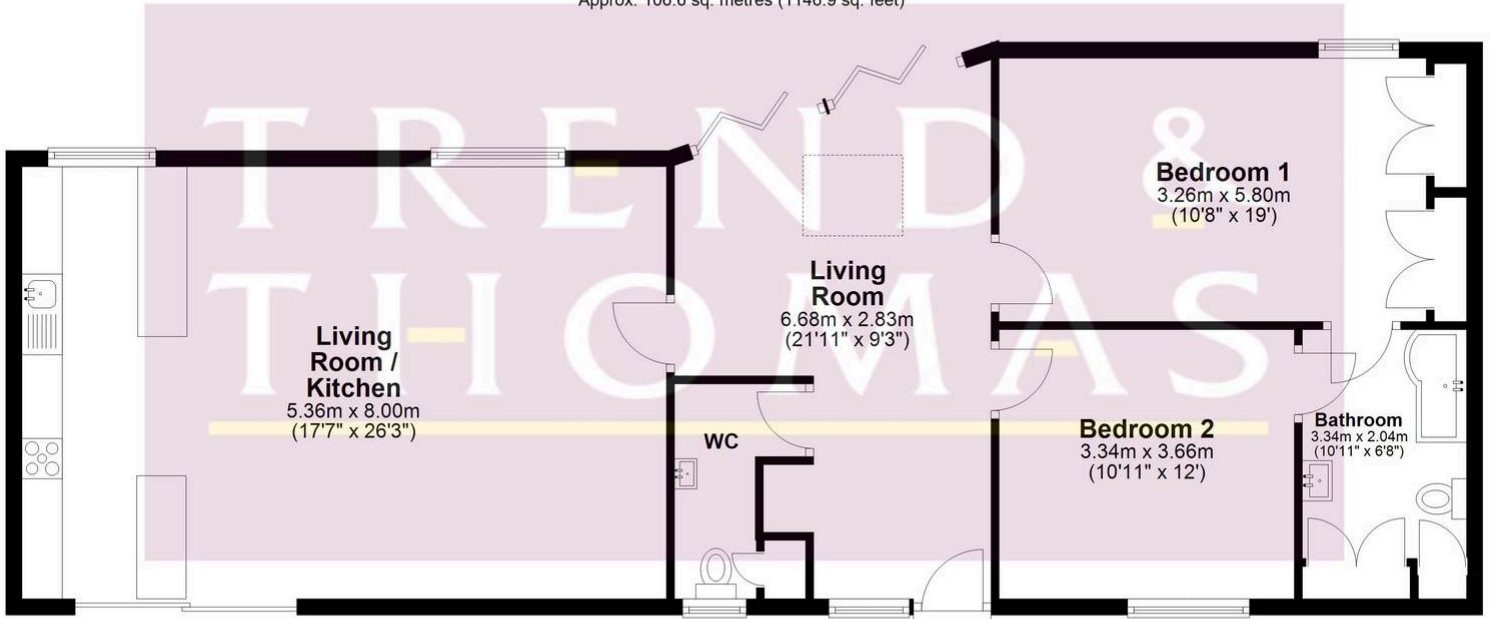
Approx. 111.1 sq. metres (1195.9 sq. feet)



Total area: approx. 111.1 sq. metres (1195.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

**Ground Floor**  
Approx. 106.6 sq. metres (1146.9 sq. feet)



**Total area: approx. 106.6 sq. metres (1146.9 sq. feet)**

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.