

Produced for James Estate Agents, REF: 1477874
Incorporating International Property Measurement Standards (IPMS2 Residential), © nchcom 2026



Approximate Area = 3363 sq ft / 312.4 sq m
Garage = 491 sq ft / 45.6 sq m
Outbuildings 133 sq ft / 12.4 sq m
Total = 3987 sq ft / 370.4 sq m
For identification only - Not to scale

Sarratt Road, Croxley Green, Rickmansworth, WD3

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
H

VIEWINGS
By prior appointment only

Energy Efficiency Rating	
Current	Potential
G	B
17-20	81-91
21-25	82-90
26-34	83-89
35-49	84-88
50-59	85-87
60-69	86-88
70-79	87-89
80-89	88-90
90-99	89-91
100-109	90-92
110-129	91-93
130-149	92-94
150-179	93-95
180-200	94-96

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GUIDE PRICE

£1,750,000

MERLINS, SARRATT ROAD

CROXLEY GREEN, RICKMANSWORTH, WD3 4LL

PROPERTY SUMMARY

Merlins is a very substantial 1960's style detached house situated in a prestigious location in the exclusive Loudwater and Croxley Green borders. Merlins is set within a mature landscaped plot which has the benefit of additional lightly wooded paddock space. The name originated from a former owner fighter pilot who flew Merlin fighter planes in WW2. The extensive grounds were originally a Rose Nursery. The current accommodation is homely and versatile, the property offers enormous potential to create a stunning family home in a peaceful location but just minutes from local shops, the Green and easy access to stations and motorway network. This lovely house offers 3363 sq ft of living space with three reception rooms, a conservatory and four very well proportioned bedrooms, the master with en-suite bathroom. Additional benefits include swimming pool, dedicated wine cellar, two acre garden plus a two acre paddock, extensive greenhouses and workshop. A winding driveway with gated entrance leads from Sarratt Road along the north eastern boundary into a driveway. This driveway serves a double garage and a workshop as well as access to the paddocks. The main front entrance opens into a spacious welcoming hallway and affords easy access to all main living accommodation and a farmhouse style kitchen. Most of these rooms have lovely views over the south west facing gardens and grounds. The house sits just off Sarratt Road and just beyond The Green and it affords easy access to London via Rickmansworth and Croxley Stations with the Metropolitan line into Baker Street and Chiltern line into Marylebone.

4



2



3

