



Cassiobury Drive, Watford, Hertfordshire  
WD17 3HS

Offers in excess of £1,850,000 Freehold





A truly rare offering, this exquisite five-bedroom, three-bathroom detached family home stands as a masterclass in interior design and refined living, located within the highly sought-after Cassiobury Estate. Boasting over 3,000 sq. ft. of meticulously curated living space, this home is a seamless blend of contemporary, luxury and functional family living.

Upon entering through a striking glazed hallway, you're immediately greeted by a sense of grandeur. The entrance flows effortlessly into a sophisticated front reception room, adorned with bespoke cabinetry, an architecturally inverted ceiling, and premium floor tiling.

A show-stopping, bespoke staircase - featuring a statement glass wine cellar - artfully defines the transition between living spaces. To the rear, the home opens into a breath-taking family and entertaining space, anchored by a dramatic floor-to-ceiling media wall with integrated single-flame fireplace. This area connects flawlessly with the designer kitchen, appointed with an extensive suite of Gaggenau appliances, a central island, and a concealed coffee station. Full-width bifold doors flood the space with natural light and provide uninterrupted views of the beautifully landscaped garden and expansive patio area. Completing the ground floor are a stylish guest cloakroom, a practical utility room, and direct access to the integral garage.

Upstairs, five generously proportioned bedrooms offer a sanctuary of comfort and style, each featuring bespoke fitted storage. Three luxurious bathrooms—two en suite—are finished to an exceptional standard. The principal suite is a true retreat, boasting a vaulted ceiling, extensive custom wardrobes, and an opulent en-suite bathroom. This same attention to detail continues in the second bedroom, which also features a vaulted ceiling and elegantly designed en-suite. Vented air conditioning is discreetly installed in the first three bedrooms for year-round comfort.

Step outside to a Marbella-inspired garden oasis, where no detail has been overlooked. Framed by manicured lawns, porcelain tiling, and feature flowerbeds, the garden is brought to life with integrated LED lighting and Bose audio. Perfect for entertaining, the outdoor space includes a large patio, a hot tub, and a stunning glass-enclosed pergola with automated louvers, a built-in bar with beer tap, and a fire pit lounge area. To the rear, a fully powered outbuilding serves as a state-of-the-art gym with bifold doors overlooking the serene garden.





## Key Features

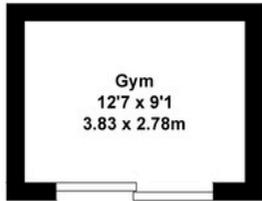
- Five bedroom detached home
- Over 3,000 sq ft
- Premium floor tiling
- Glass wine cellar
- Designer kitchen with Gaggenau appliances
- Integral garage
- Beautifully landscaped garden
- Air conditioning to three bedrooms
- Fully powered outbuilding with bi-fold doors currently served as a gym

Securely positioned behind electric gates on prestigious Cassiobury Drive, this residence enjoys proximity to the award-winning Cassiobury Park, shops, and the outstanding Cassiobury Infants and Junior Schools. Watford Junction and Watford Metropolitan Line stations offer excellent transport links, while the town centre - with its vibrant mix of dining, retail, and leisure - remains easily accessible.

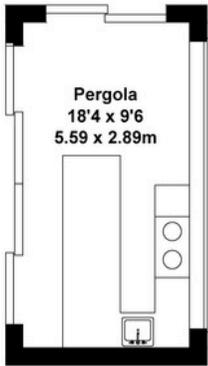




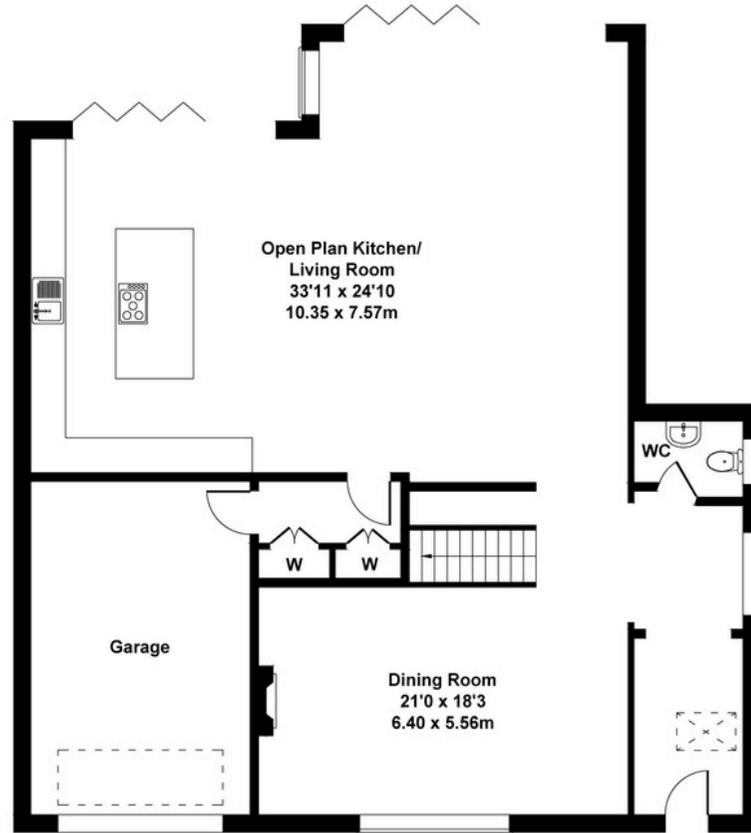
# Cassiobury Drive, Watford



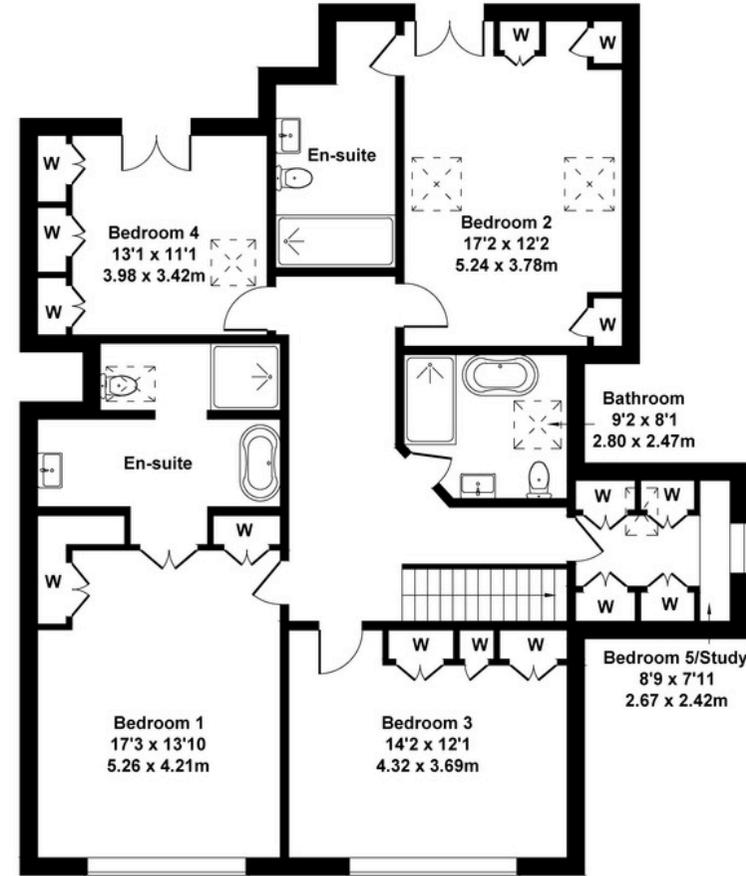
OUTBUILDING



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Pergola  
18'4 x 9'6  
5.59 x 2.89m

Gym  
12'7 x 9'1  
3.83 x 2.78m

Open Plan Kitchen/  
Living Room  
33'11 x 24'10  
10.35 x 7.57m

Garage

Dining Room  
21'0 x 18'3  
6.40 x 5.56m

WC

Bedroom 1  
17'3 x 13'10  
5.26 x 4.21m

Bedroom 3  
14'2 x 12'1  
4.32 x 3.69m

Bedroom 4  
13'1 x 11'1  
3.98 x 3.42m

Bedroom 2  
17'2 x 12'2  
5.24 x 3.78m

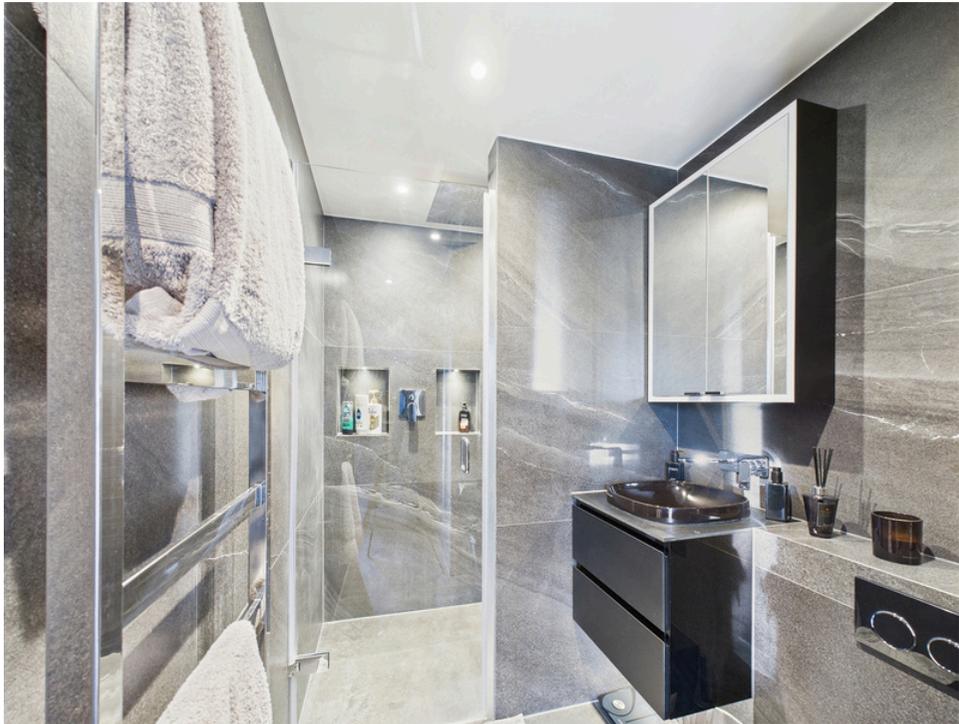
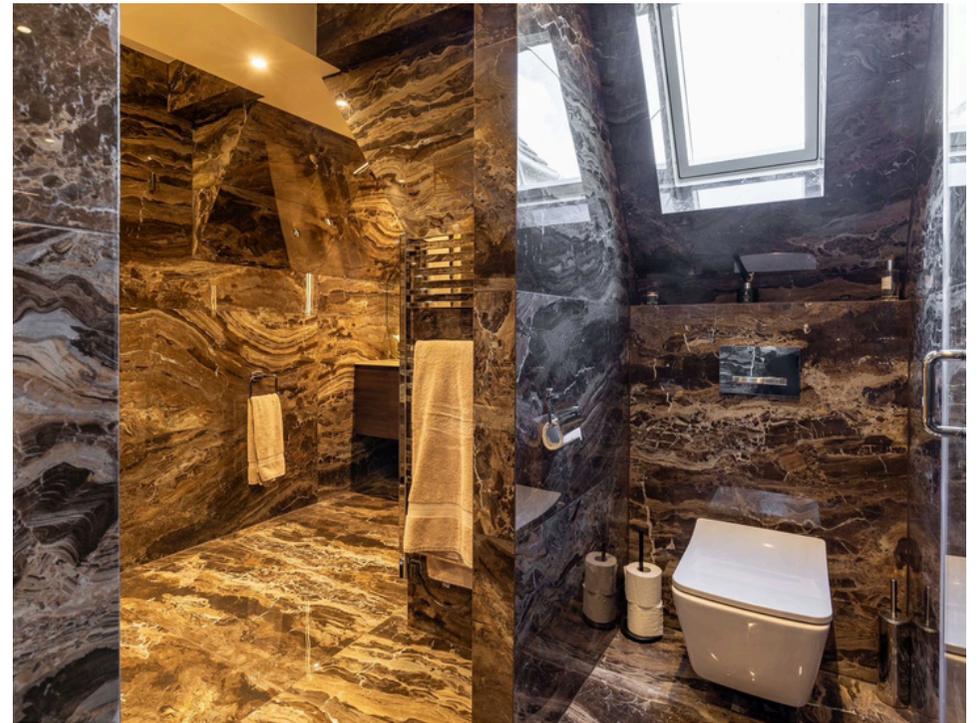
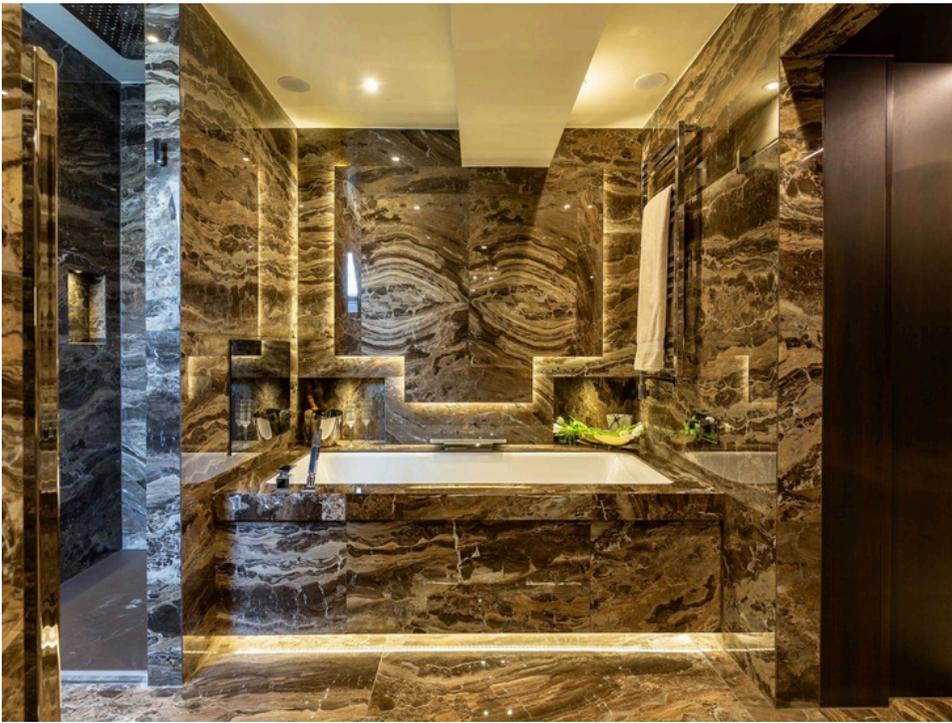
En-suite

En-suite

Bathroom  
9'2 x 8'1  
2.80 x 2.47m

Bedroom 5/Study  
8'9 x 7'11  
2.67 x 2.42m









# Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations

0.9 miles to Watford Station

0.9 miles to Watford Town Centre

Nearest Motorway: 1.7 miles to M25

Local Authority: Watford Borough Council

Council Tax: F

Approximate floor area: 3,092 sq ft

Tenure: Freehold



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