



Private Victorian Home with Contemporary Family Living

Rasehill Close, Rickmansworth, Hertfordshire, WD3 4EW

ROBSONS

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3,400 PLUS SQ. FT • FOUR DOUBLE BEDROOMS (THREE EN-SUITES, ONE WITH TWO DRESSING AREAS) • FLEXIBLE RECEPTION ROOMS • MATURE & VARIED GARDENS • SUBSTANTIAL LIT DRIVEWAY & PARKING AREA • GARAGE WITH CONVERSION POTENTIAL

Description

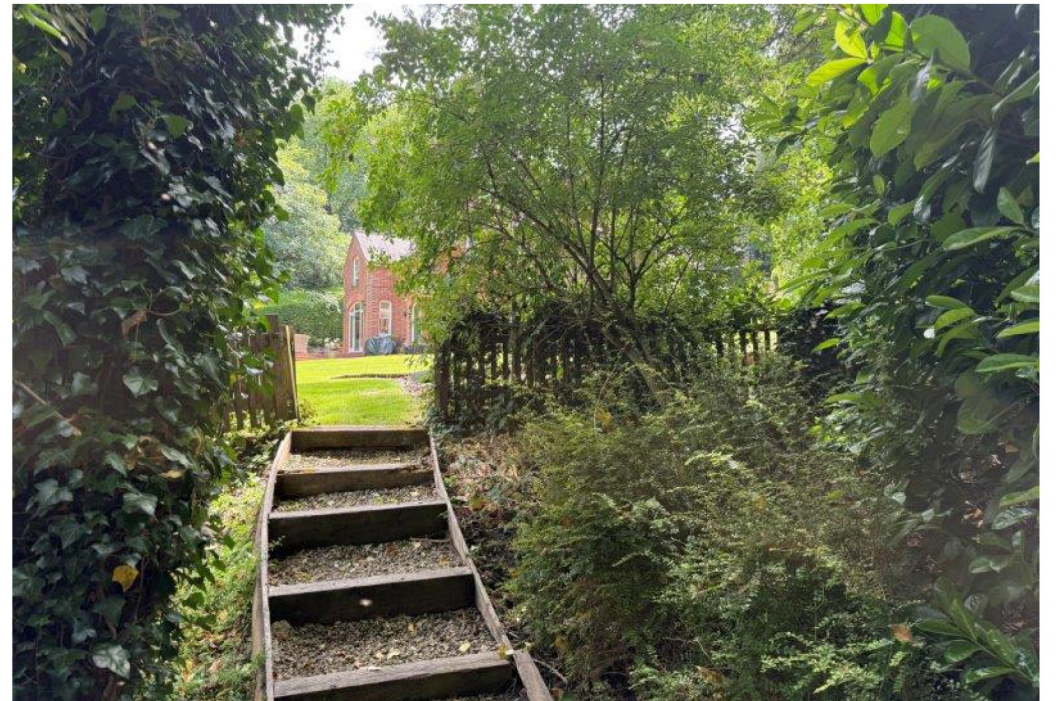
Dating back to the 1890s, this attractive Victorian house enjoys a fabulous setting amongst mature greenery yet is moments from the centre of Rickmansworth. The detached house is beautifully presented in a light, modern style, with an airy, open layout over a split-level ground floor which maximises the natural light and offers outstanding family living space. Character features remain, including open fireplaces and wood floors, and the bright, neutral design presents the ideal backdrop for personalisation.

The centre of the house is dominated by a generous reception/dining hall which welcomes visitors to a split-level space including a study, a multi-use reception room with a high vaulted ceiling and access to the courtyard, family shower room with WC, and three bedrooms: two of which are en-suite, one with two dressing areas. There is a further en-suite double bedroom above the garage, accessed from the reception room / playroom.

The vendors have undertaken a number of improvements over the years, including upgrading the bathrooms, a new kitchen and utility room and outside landscaping.









On the lower level there is the main living area, comprising a stunning open plan kitchen/diner, with adjoining utility room, and a snug area with wood burner and access onto the terrace. There is also a separate formal sitting room with open fire and french windows, also opening to the rear terrace and garden.

Outside, Rasehill Cottage has a prime setting off one of the area's most popular roads, tucked-away down a private lit driveway in a wonderfully secluded position. A generous parking area is enclosed by mature hedging, making the approach into the property very private, with steps leading down to what is technically the rear of the house, including a south-facing courtyard that is perfect for entertaining. There is also an integrated garage which has had planning permission for conversion.

At the old front of the property is the terrace, a manicured lawn with an integrated sprinkler system bordered by trees, a charming picket fence and sympathetic lighting throughout.

Location

Just one mile, and a safe walk, from Rasehill Cottage is the centre of Rickmansworth with its mix of historic charm and modern amenity. Shops include a large Waitrose, a M&S Food Hall and a large Tesco, together with a wide range of independent providers. Close by there is The Aquadrome, with a variety of walks and a popular café. Most importantly, the school provision locally is excellent, with both private and state schools offering high quality options to parents. These include the Masonic School for Girls, York House School, Merchant Taylors, Rickmansworth School, St Clement Danes and St Joan of Arc.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: G

Energy Efficiency Rating: D

For additional information, please refer to www.robsonsworld.com or call us on: 01923 777762.



Approximate Gross Internal Area = 316.9 sq m / 3,411 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 334.0 sq m / 3,595 sq ft



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

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