



JOHN ROBERTS & Co  
estate agents



Timbers Stag Lane, Chorleywood, WD3 5HE

Guide Price £2,250,000



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# Timbers Stag Lane

Chorleywood, WD3 5HE

- Exceptional five-bedroom family residence in Chorleywood
- Set within approximately half an acre
- Exquisite Tom Howley kitchen
- Stunning views across Chorleywood
- Parking for several vehicles
- Recently renovated to an outstanding specification
- Approximately 2,918 Sq Ft
- Air source heat pump
- Excellent location for transport & schools
- EPC Rating: C

An exceptional five-bedroom family residence enjoying unrivalled views across Chorleywood to the Common and beyond. Recently renovated to an outstanding specification, this impressive home combines elegant design with the very best of contemporary family living. Striking vaulted ceilings enhance the sense of space and light, while state-of-the-art features include an air source heat pump, Mixergy heating system, underfloor heating, and a heat recovery ventilation system, ensuring comfort and efficiency throughout the seasons. Set within almost half an acre of beautifully maintained grounds and located just a short distance from the village, station, excellent schools, and superb transport links, Timbers offers both tranquillity and convenience in equal measure. At the heart of the home lies a spectacular open-plan kitchen and living space designed for modern living and entertaining. Expansive slim line sliding doors span almost the entire width of the house, framing the picturesque views and allowing natural light to pour into the space. The exquisite Tom Howley kitchen in Moonstone is centred around a generous island and features a Rangemaster range cooker, antique mirror splashback, and a substantial walk-in pantry offering exceptional storage, complemented by a separate utility room. The ground floor further benefits from three reception rooms, a dedicated study ideal for home working, a beautifully appointed guest bedroom with en-suite shower room, and a bespoke fitted boot room designed with practicality in mind. Upstairs, the luxurious principal suite, complete with custom-built wardrobes and a beautifully designed en-suite shower room finished to an exceptional standard. Three further bedrooms, all generous doubles, are served by a stylish and impeccably finished family bathroom.



#### OUTSIDE:

To the front of the property, a spacious driveway provides parking for several vehicles. The rear gardens are a particular highlight—mature, landscaped, and offering breathtaking views across the surrounding countryside. Thoughtfully designed for outdoor living and entertaining, they provide a truly idyllic setting for both relaxation and gatherings.

#### LOCATION:

Chorleywood is a popular place to live, offering the perfect combination of beautiful countryside with close proximity to central London. As well as excellent rail links on both the Metropolitan Line into the city and Chiltern Line to Marylebone, there's also easy access to the M25 at Junctions 17 and 18. Heathrow is also close by. Sought-after schooling for all ages, both state and private, is just one reason families choose to live here, and the village centre offers a selection of independent shops and cafes. Leisure facilities include Chorleywood Common with almost 200 acres of woodland and grassland. The Chorleywood House Estate is a nature reserve with ancient woodland and footpaths to the beautiful River Chess. In addition, there are clubs for football, cricket golf and tennis for all ages.

#### TENURE:

Freehold

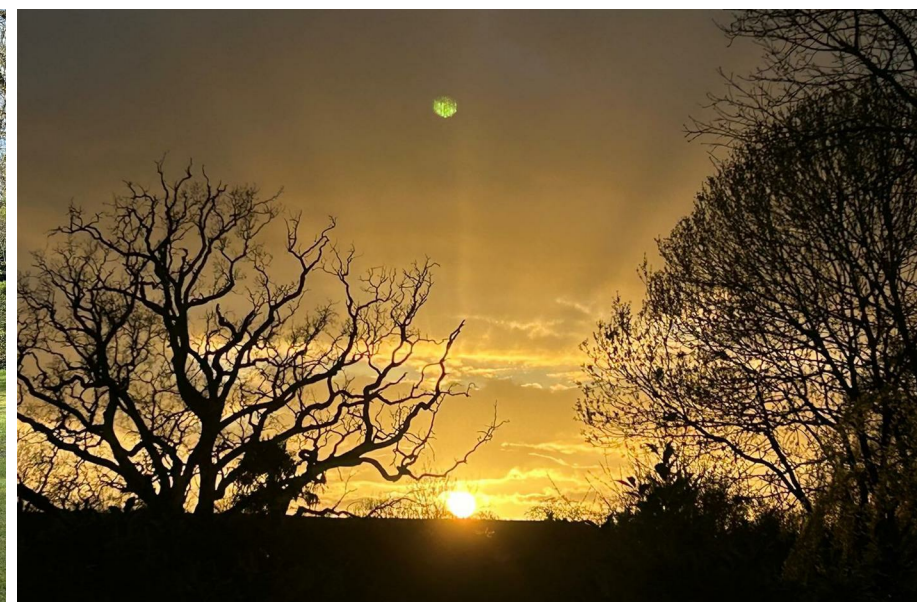
#### VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123. Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.

#### COUNCIL:

Three Rivers DC



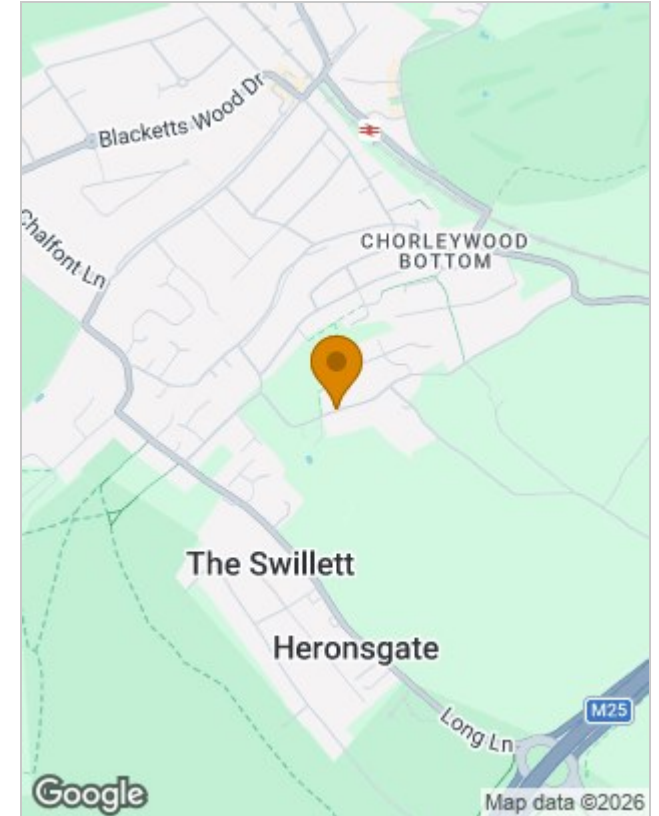




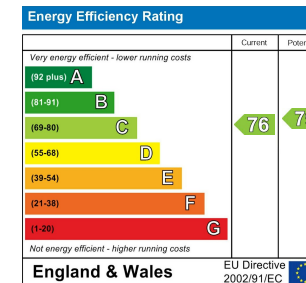
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.