



## GRADE II LISTED BARN CONVERSION IN SOUGHT AFTER VILLAGE

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"Old Mill House Barn", Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SX

**ROBSONS**

LAND & NEW HOMES



# "Old Mill House Barn"

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**DRAWING ROOM WITH VAULTED CEILING • HOME OFFICE/BEDROOM 4 • TWO GUEST CLOAKROOMS • LUXURY FITTED KITCHEN WITH BREAKFAST/DINING AREA • NEFF SINGLE MULTIFUNCTION PYROLYTIC OVEN • NEFF COMPACT COMBINATION MICROWAVE OVEN • NEFF WARMING DRAWER • AEG INTEGRATED DISHWASHER • NEFF INDUCTION HOB • TWO AEG FRIDGE FREEZERS • WINE COOLER • NEFF INTEGRATED WASHING MACHINE • AEG OPTISPACE BUILT IN UNDER FRIDGE • FITTED UTILITY ROOM • PRINCIPLE BEDROOM WITH ENSUITE BATHROOM TO 1ST FLOOR • BEDROOMS 2 & 3 WITH SHARED ENSUITE SHOWER • DOUBLE GARAGE WITH AMPLE PARKING • SET IN 0.816 ACRE • UNDERFLOOR ELECTRIC AIR SOURCE HEAT PUMP HEATING • DURAVIT SANITARYWARE • PRIVATE GATED CLOSE WITH ENTRYPHONE SYSTEM**

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This distinguished period Grade II listed barn conversion is set within a private gated estate, nestled in a sought after discrete enclave just off Solesbridge Lane. An outstanding family home has been sympathetically altered and renovated to a high specification, whilst retaining many original period features.

Beautifully presented throughout and in immaculate condition, this elegant property combines character with a contemporary feel, providing the ideal balance between the two styles. Boasting 2443sqft of living space arranged over two floors having light and space in abundance, with a feature to the grand drawing room with a vaulted exposed beamed ceiling. "Old Mill House Barn" has quality luxury fitted kitchen/breakfast room with a full suite of AEG & Neff appliances, also having the benefit of a fitted utility room and a second guest cloakroom. The property has flexible living accommodation with the principle suite located on the first floor with a luxurious ensuite bathroom. The guest suites to the ground floor have a "Jack n' Jill ensuite shower. There is also a home office/bedroom 4.

The property is approached via a private gated entrance which is shared only by three other dwellings. The gardens provide a picturesque and tranquil retreat, with lawns surrounding the house and benefitting from a south westerly aspect. The meandering tributary of The River Chess offers a scenic view enjoyed by the kitchen terrace.

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.

## Disclaimer

The floorplan measurements are approximate only & must allow for a 5% tolerance. The information within this brochure is indicative & intended to act as a guide. Therefore, the contents should not be relied upon as accurately describing any of the specific matters under the Consumer Protection Regulations. This information does not constitute a contract or warranty. The kitchen & bathroom appliances may not have an EU energy label & may vary. The plot size & OS has been sourced via ProMap and accuracy cannot be guaranteed.

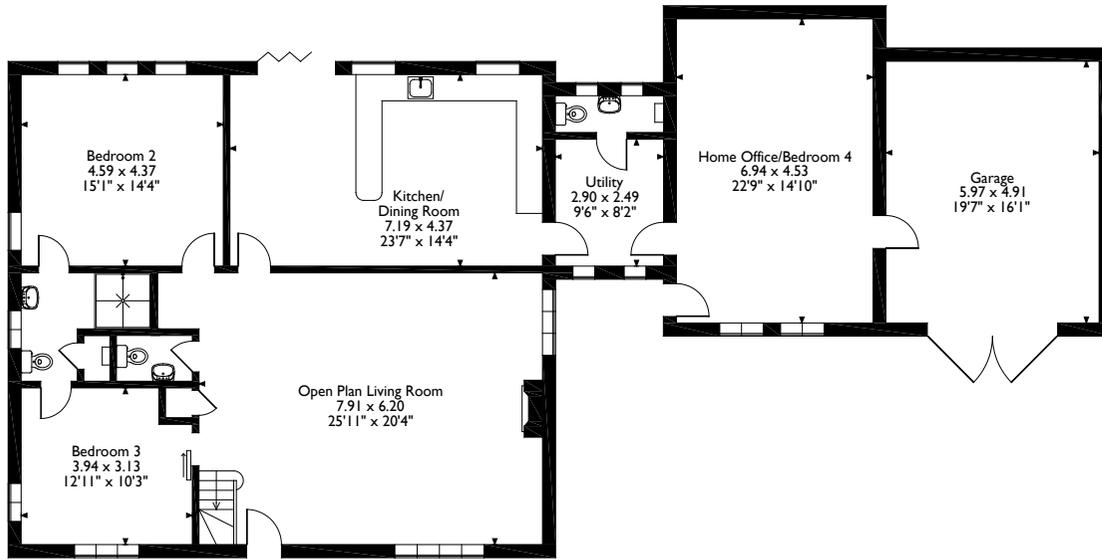
Tenure: Freehold  
Energy Efficiency Rating: B  
Environmental Impact (CO2) Rating: B  
Local Authority: Three Rivers District Council  
Council Tax Band: G  
Warranty : 10 year with ICW



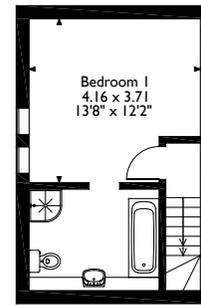




Solesbridge Lane, Chorleywood  
 Approximate Gross Internal Area  
 227 Sq M/2443 Sq Ft

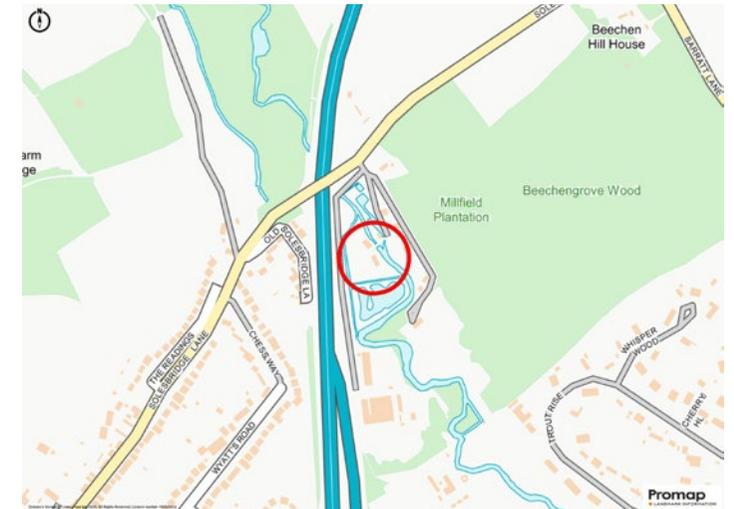
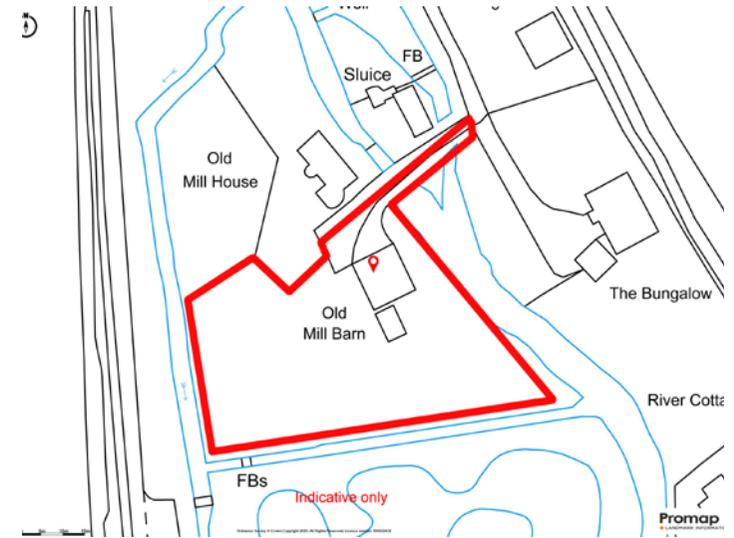


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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