

Robsons Estate Agents

Issue 7

Prestige

Property Collection



ROBSONS

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WELCOME TO METROLAND

Welcome to the first edition of Prestige for 2023 – our magazine that showcases some of the finest property from across our network of eight Metroland offices.

There is no doubt that we currently live in challenging times with inflation and interest rates having risen. This is having an understandable “knock on” effect on affordability and there are clear indicators of property sale values adjusting accordingly and buyers being more cautious in their decision making. It is however likely that inflation will peak in early 2023 and that mortgage interest rates will ease back as the year progresses.

Whilst this impact on the market could be seen as negative, there are still sales being made at good prices where a sensible approach is being taken in regards both asking prices and the marketing approach adopted. Any downward adjustment in values is actually positive for those looking to move upmarket as the “gap” between selling and buying closes. The much sought after infrastructure and amenities afforded throughout the Metroland area continues to see decent levels of demand.

Obtaining the right advice is key and this is where the extensive experience and knowledge that our teams possess really comes to the fore. We have successfully enabled people to buy and sell in all market conditions since 1962.

In lettings, a surfeit of demand over supply has seen rental values increase and yields for investors improve. Properties that we manage remain particularly popular with high quality tenants who are willing to pay premium values for property that they know is well maintained and looked after. With ever increasing legislative demands, our managed services provide both landlords and tenants with the peace of mind that their property is in safe hands and meets all safety and legislative requirements.

The new homes market is also strong and we have many exciting client developments underway and coming to the market in 2023.

Whatever your property needs, we look forward to being of assistance and our experienced and professional teams will be delighted to speak with you, in confidence, and advise how best to realise your plans.

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Seymour Close, Hatch End
Guide Price 2,395,000



A remarkable five bedroom, three bathroom detached residence, situated on a highly desirable road offering a peaceful and tranquil setting, just moments from Hatch End and Pinner's amenities. This great property is immaculate throughout and has been designed to offer spacious living accommodation for the growing family to enjoy, with a versatile layout to the ground floor. EPC: E

Pinner Office
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Waxwell Lane, Pinner Village
Guide Price £1,695,000



Set on one of Pinner's most sought-after roads just a stone's throw from Pinner's amenities, is this exceptional six bedroom, three bathroom, detached family residence, available to the market with no onward chain. This great property offers modern interiors throughout, with neutral decor and living space in excess of 2,900 sq ft. EPC: B

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SOLD
SIMILAR REQUIRED



Waxwell Lane, Pinner Village
Guide Price £1,750,000



A remarkable four bedroom, three bathroom, detached family residence in excess of 2,400 sq ft, offering the growing family an abundance of space to enjoy. This sophisticated home has character and charm alongside modern interiors, with a superb rear garden, making it the ideal family home. EPC: E

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Solicitors

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We specialise in advice on residential conveyancing, commercial property, wills, trusts, probate and powers of attorney.

For over 60 years we have been providing legal advice and services of the highest quality to businesses, families and individuals in and around Pinner and throughout the country.

A large part of our business comes by way of recommendation from existing clients. We provide a friendly and efficient service and we ensure that each matter is handled promptly, your questions are answered and legal procedures are explained.

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Grange Gardens, Pinner Village
Guide Price £1,425,000



A 1960s four bedroom, two-bathroom, detached family residence situated on one of the area's most sought-after roads within the heart of Pinner Village. This fantastic home has been maintained and modernised throughout the years by the current owner and offers a growing family the ideal opportunity to acquire a 'ready-made' family home with the potential to further extend (STPP). EPC: C

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SOLD
SIMILAR REQUIRED



Eastglade, Pinner Village
Guide Price £1,499,950



A generously appointed, four bedroom detached property offering over 2,000 sq ft of living accommodation for the growing family to enjoy, with the potential to extend (STPP). This fantastic home occupies a sizeable plot on one of the area's most desirable roads, and is within walking distance of local amenities and excellent transport links. EPC: E

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All Projects shown were drawn by Dusek Design Associates and built by Alan C Ford LTD



Park View Road, Pinner Hill
Guide Price £3,500,000

4 6 6

This exquisite family residence is highly desirable and elegant throughout, boasting 8,304 sq ft comprising six bedrooms, six bathrooms, four reception rooms, a stunning kitchen/breakfast room and an indoor swimming pool. This sizeable family home is truly first class with endearing charm and luxurious inclusions throughout, arranged over four floors with outlooks over magnificent landscaped grounds. EPC: D

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West End Avenue, Pinner
Guide Price £1,350,000

2 4 2

An attractive four double bedroom detached family home in a sought after location. The property retains many original character features such as picture rails and parquet wood flooring to the ground floor. A real feature of this property is the extensive rear garden, well-stocked with a variety of plants and shrubs, and with a large flagstone patio area. EPC: E

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Dene Road, Northwood
Guide Price £1,500,000



Positioned on arguably one of Northwood's most sought after private roads. This attractive semi-detached family home has been sympathetically renovated in keeping with the style and period of the age of the home but with a modern twist. The property provides spacious and flexible accommodation set over three floors. The West facing secluded garden has a large terrace ideal for al fresco dining with the benefit of a driveway with off street parking. EPC: D

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Green Lane, Northwood
 Guide Price £2,000,000



Positioned on an impressive corner plot set back from the road, this substantial seven bedroom detached property boasts over 3,703 sq ft of well-balanced accommodation set over three floors. This attractive and characterful family home provides flexible living space with a modern finish to the kitchen/dining area. The property also has further potential subject to the usual planning permissions and consents. EPC: D

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Eastbury Road, Northwood
 Guide Price £3,000,000



This exceptional and distinctive seven bedroom, four bathroom character property is set on a generous well established plot approaching half an acre plot (taken from Promap) positioned moments from the heart of Northwood town centre. Blending period features and a stylish and modern finish, this attractive detached family home boasts just shy of 5,000 sq ft of well balanced and generous accommodation set over three floors. The house is set back from the road and showcases beautiful landscaped garden to the front and a sweeping carriage driveway. EPC: E

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The Perfect **ESCAPE**

Thyme – A family-run retreat for all seasons
in the heart of the Cotswolds.





When the Hibbert family moved to the Cotswolds' village of Southrop two decades ago, they acquired the derelict farm buildings that sat adjacent to their new home. Whilst she didn't set out to create what Thyme is today, Caryn Hibbert's primary desire was to breathe new life into these magnificent buildings, preserving their huge internal spaces and reconnecting them with the land and farm, befitting of their agricultural heritage. And so the journey began. Slow, meticulous, considered and organic, the often-arduous work has produced a collective of the extraordinary buildings that is Thyme today.

Working alongside her son, Charlie (Chef Director) and daughter, Milly (General Manager), Caryn and her family have created a true destination in the Cotswolds. In addition to the farm and gardens at Thyme, bedrooms are situated in the Georgian rectory – the lodge, the farmhouse and cottages around the courtyard and gardens; there is a school, whose aim is to inspire seasonal creativity in cooking, painting or making; the Ox Barn restaurant and Baa Bar provide nourishment; the Meadow Spa with its spring water swimming pool, tennis court, Orchid House & Botanical Bothy are sanctuaries of wellness; two boutiques selling Bertoli's breathing and bathing collection, womenswear, tableware and homeware (all designed by Caryn) are hard to resist; there's a glorious tithe barn for exhibitions and private events; a cottage for private hire; and the recently refurbished Swan pub in the village has just re-opened.



Top: The Baa Bar at Thyme.
Above: The Swan Pub.



FOOD

If Charlie's food had to be labelled, it would probably be referred to as garden-and-farm-to-fork seasonal. The land, farm, herb and vegetable gardens and the fruit and nut orchards are all at the heart of what Charlie cooks at Thyme, and it's entirely possible that you'll find summer seasonal produce in winter dishes, having been preserved, pickled or candied for the occasion. It's inventive and ingredient-led. Vegetables like kohlrabi, yacón, bitter leaves and fennel play as important a role as peas, leeks and onions. Sustainable fish, grass-fed meat and British-produced cheese also feature heavily, but vegetarians and vegans would be equally happy with his creativity. Braises, roasts, tonnatas, terrines, ragus and broths all require time... Charlie puts a great deal of time and thought into each and every dish on the menu at Thyme. It's slow food. It's to be relished, savoured and enjoyed.

SUSTAINABILITY

Thyme's vegetable gardens are carefully managed so that they deliver abundance from the land whilst protecting and maintaining a healthy rich soil. Sustainability is at the heart of Thyme's general modus operandi and there is a commitment across the estate to remove all single use plastics where possible. In the bedrooms, you will find Bertoli's cleansing and conditioning bar for hair and body, eliminating plastic and reducing carbon footprint. There is a rigorous composting, re-use and recycle policy in place. For the past four years, Thyme has maintained the highest rating of 3 stars with The Sustainable Restaurant Association. They're also members of The Slow Food Movement, supporters of the Free Range Dairy Pasture Promise campaign; 1% for the Planet; and Plant Life.



Top Left: Chef Director Charlie Hibbert.
Top Right: Thyme's Rosti, Radicchio, Beetroot and Goat's Curd.
Above: Thyme's Water Meadows.
Below: Thyme's Vegetable Garden.



HAPPENINGS

From 19th January to 1st May, a new exhibition of botanical works by the Contemporary American artist Jane Hammond, also in collaboration with the Lyndsey Ingram Gallery, will go on show. Hammond specialises in vibrant collages of flowers, grasses, insects and birds which offer a fresh interpretation on traditional still life.



BERTIOLI

The name Bertioli is Caryn's maiden name and since her parents were such an inspiration to her, it seemed apt to use it for Thyme's sibling brand. Bertioli is the vehicle for Thyme's beauty & wellness, tableware, womenswear and soon-to-launch interior fabrics collections.

Bertioli's Patterns of Nature is an ever-evolving collection of exquisite linen tablecloths, napkins, placemats and ceramics, shaped by nature, designed by Caryn and brought to life by Milly Hibbert. New patterns are launched throughout each year to celebrate the seasons.

Silk Wear

As with everything at Thyme, the thread of nature and the land weaves an intricate path through the Bertioli silk wear. Milly has transformed Caryn's prints into a collection of refined pieces, inspired by classic cuts and elegant silhouettes. Made up of nine styles and transcending seasons and trends, the pieces are designed to last and be truly versatile, moving effortlessly between day and night, from loungewear to eveningwear. The collection is available in four different prints: rivermint, fern, wild rose and pink rose.

Beauty & Wellness

Bertioli Beauty draws its inspiration for its founding scent from the fragrant flora that thrive in the exquisite wild water meadows at Thyme. Using the healing botanicals' essential oils beneficial to respiratory health, the bathing and breathing collection, with its hero breathing balm, helps the integration of conscious breathwork into everyday life and, in so doing, harnesses the scientifically-proven wellbeing effects to both body and mind.

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"I've always loved drawing and painting, but as I pursued a career in medicine, they became something I'd done when I was a little girl. It was only a few years ago that I started drawing again, picking up a pencil and rediscovering a passion that I had forgotten. Starting with little doodles of roses, dahlias and ferns, my son Charlie saw the drawings and asked for them to be on the back of his Ox Barn menus. This gave me the confidence to start spending more time creating what are now our Bertioli Patterns of Nature. I've since painted many of the wonderful plants in our gardens at Thyme and will continue to do so."

Caryn Hibbert, Founder, Thyme



Top Caryn and Milly Hibbert.
 Above: The Pure Spring Water Pool at Thyme.

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Schedules of Condition

Snagging List



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Batchworth Lane, Northwood
 Guide Price £1,750,000



An opportunity to acquire this six bedroom, two bathroom detached residence, with gated frontage and ample off street parking. This beautiful home has been tastefully enhanced by the current owners, creating a spacious and light filled interior perfectly suited for a growing family. There is a secluded, South Easterly facing rear garden provides the perfect environment for outside entertaining and there is a recently added fully insulated low maintenance home office. EPC: E

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Sandy Lodge Way, Northwood
 Guide Price £925,000



This attractive period semi-detached family home is positioned on a popular residential road convenient for access to the centre of Northwood. The current property presents three bedrooms and family bathroom to the first floor, to the ground floor there are two reception rooms, kitchen and separate utility room. To the rear a substantial private and mature rear garden which has a large summer house with power, ideal as a home office. Planning Permission Granted - 01/00146/FUL. EPC: E

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Eastbury Avenue, Northwood
 Guide Price £1,095,000



An exceptional two bedroom, two bathroom ground floor apartment with its own private terrace, forming part of Belgrave House and created by Gavacan Homes. Located in desirable Eastbury Avenue, within 1 mile of Northwood and its array of amenities, Belgrave House comprises just eight 2 and 3 bedroom apartments, including two magnificent three bedroom penthouses, one of which is spread over two floors. EPC: B

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Kewferry Drive, Northwood
 Guide Price £3,000,000



An outstanding detached family home situated on one of Northwood's most popular gated private roads. This distinctive modern family home provides over 5,500 sq ft of accommodation set over four floors. Built by renowned local builders Alan C Ford Ltd, with a large landscaped garden which has a home office/gym and separate storage. The property offers five double bedrooms all with ensuite bathrooms. EPC: B

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Harefield Place – Explore an exclusive development of luxury apartments

Set in 8.5 acres of landscaped grounds, Harefield Place in Ickenham is an elegant Grade II listed Georgian manor house with an illustrious history, which has been transformed into a gated development of 25 converted and newly built two and three-bedroom luxury apartments.

Ready to move into and with stunning show homes available to view (by appointment) – Harefield Place offers a rare mix of both classic and contemporary apartments.

In 1786, Harefield Place was built for the Newdigate family, who for almost 440 years were the Lords of Harefield Manor. In July 1602, Queen Elizabeth I visited and was hosted by the Newdigate family. In the grounds they watched a performance of Shakespeare's Othello performed by the King's Men acting company.

Following a substantial restoration project by leading Buckinghamshire housebuilder Manorgrove Homes, in association with Jade Development Enterprises, HAP Architects and Concept Interiors, the estate has been returned to its prestigious residential origins.

A new community is now developing here, with residents making the most of the impressive leisure facilities on offer.

Today, the exclusive development is approached via a sweeping driveway, which opens onto a forecourt and parterre garden in front of the manor house.

The restored manor house provides nine two and three-bedroom apartments, whilst the new build wing offers 16 two and three-bedroom apartments.

With thoughtful layouts to each home, generous ceiling heights and tall windows, the apartments have fully fitted custom design kitchens and lavish bedroom suites.

The luxurious specification includes fully fitted bespoke handmade kitchens with granite worktops and integrated Siemens appliances, engineered solid wood flooring to principal rooms, underfloor heating, Minoli marble effect tiling to bathroom floors and walls and fully fitted bespoke wardrobes.

Harefield Place is situated in Ickenham, just off The Drive - one of the most desirable private roads in Middlesex. Positioned alongside the Colne Valley Regional Park, many of the apartments here boast spectacular views out across the valley, while all the homes offer access to the development's own private grounds and facilities. Residents here can access their own private spa, gymnasium, swimming pool and tennis court.

The development includes an on-site Estate Manager, whose role is to ensure that Harefield Place is maintained to the highest level. There is allocated parking, in addition to individual store rooms for each property. The homes enjoy their own private outside space ranging from large terraces and balconies to roof terraces.

The homes are well connected by both road and rail, located close to Ickenham Railway Station and the A40/motorway network. Prices from £850,000 up to £1,575,000.

Viewings are available seven days a week by appointment.

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HAREFIELD PLACE

Harefield Place is an exclusive collection of 25 luxury two and three bedroom apartments nestled in 8.5 acres of greenbelt countryside.

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Prices from £850,000 to £1,575,000



Jade Development Enterprises Ltd



SELLING AGENTS



MARKETING AGENTS





The Fairway, Northwood
Guide Price £2,350,000



An impressive six bedroom, five bathroom detached residence ideally positioned on a quiet residential street in the heart of the Eastbury Farm Estate. This home has been thoughtfully extended and remodelled, offering nearly 4,000 sq ft of accommodation over three well-appointed levels. The south west facing garden is 130' in length, to the front of the house is a carriage driveway and an integral garage. EPC: D

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Westbury Road, Northwood
Guide Price £1,850,000



A deceptively spacious, four bedroom, two bedroom detached residence occupying a plot of just over a quarter of an acre in the much sought after Eastbury Farm estate. The south facing rear garden is approximately 140ft in length and is mostly laid to lawn with mature flowerbed borders and a paved patio seating area for outside entertaining. To the front is a small lawn and flowerbed, adjacent to a block-paved driveway providing off street parking and a garage. EPC: D

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Main Avenue, Moor Park
Guide Price £5,250,000



An imposing seven bedroom, seven bathroom detached family home, occupying a half acre plot on Moor Park Estate. Offering nearly 6,400 sq ft of accommodation over three floors. The south facing rear garden is approximately 140ft in length and is mostly laid to lawn with mature flowerbed borders and a paved patio seating area for outside entertaining. To the front is a small lawn and flowerbed, adjacent to a block-paved driveway providing off street parking and a garage. EPC: E

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Astons Road, Moor Park
Guide Price £3,150,000



A stunning six bedroom, six bathroom, two reception detached family home sitting on an elevated plot on one of Moor Park's most prestigious roads. This imposing home is arranged over three floors with extensive living space benefitting from underfloor heating to the ground floor with finest fittings from Villeroy and Boch and Schuco, Brazilian black walnut floors and an exclusive kitchen by Porsche Design being the key features of this luxury residence. EPC: D

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Russell Road, Moor Park
Guide Price £5,500,000



A magnificent detached residence set on a substantial double plot of approximately 0.74 acre in one of Moor Park's most sought after roads. Approached by a sweeping carriage driveway, this attractive Georgian style property offers nearly 7,000 sq ft of accommodation including five bedrooms, four bathrooms, three receptions, games room, study, indoor heated swimming pool and a double garage. EPC: D

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Home Farm Road, Rickmansworth
Guide Price £2,300,000



An imposing detached family home in sought after location. This delightful home set within the Greenbelt offers impressive and well balanced accommodation arranged over two floors and set in a plot of circa 0.5 of an acre and is complimented by well tended and landscaped gardens to the front and rear. The property does offer further potential to extend subject to the usual consents and permissions. EPC: C

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Bourne End Road, Northwood
Guide Price £1,625,000



An extended five bedroom, three bathroom detached family home, located in the much sought after Eastbury Farm Estate. The accommodation briefly comprises of a generously proportioned dining room, study, living room with double doors through to a conservatory. The secluded rear garden extends to approximately 160ft in length and the frontage provides ample off street parking and access to the garage.

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Farm Road, Chorleywood
Guide Price £2,300,000



This beautifully presented five bedroom, three bathroom four reception room detached family home set over three floors, situated in a private road, on a plot of approx. 0.32 acres, with breath-taking views over farmland. It has a large driveway & integral garage. The stunning landscaped rear garden which is mainly laid to lawn has mature planting, patio areas and a summer house. EPC: D

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The Beeches, Chorleywood
Guide Price £1,850,000



This spacious five bedroom, three bathroom detached house has a one bedroom attached annexe and is situated in a cul-de-sac location close to Chorleywood Common. The property is in need of cosmetic updating and modernisation. Kitchen/breakfast room, reception room, dining room, family room, study, utility & wc, guest cloakroom, principal bedroom & en-suite, guest bedroom & en-suite, three additional bedrooms, family bathroom, one bedroom annexe, driveway & double garage, large rear garden. EPC: D

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Shire Lane, Chorleywood
Guide Price £1,450,000



This well presented five bedroom, three bathroom family home is situated in the centre of Chorleywood Village. This impressive property is set over four floors, having been extended by the current owners. Kitchen/breakfast room, reception room, dining room, utility, guest cloakroom/shower room, principal bedroom with en-suite, four additional bedrooms, family bathroom, garden room, garage, driveway, south west facing garden. EPC: D

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Chalfont Lane, Chorleywood
Guide Price £5,950,000



This immaculately presented property provides approximately 9,000 sq ft of flexible living accommodation set over three floors with an attached one bedroom annexe with its own front door. Situated in one of Hertfordshire's most prestigious residential areas, in an exclusive lane within reach of Chorleywood village. This family home provides the very highest quality of accommodation and an impeccable finish. EPC: D

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what are you made of?

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Shire Lane, Chorleywood
Guide Price £1,225,000



This superb three bedroom detached family home which was built in 2007 to the present owners' specification to create a light and airy home situated in a prime Chorleywood location. This property also has potential to extend (STPP). Reception room, dining room, study, spacious kitchen/breakfast room, utility room, guest cloakroom, principal bedroom and en-suite, two additional bedrooms, family bathroom, double garage, large driveway, front and rear gardens. EPC: C

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Heronsgate, Chorleywood
Guide Price £1,400,000



This large detached property is situated in the popular Heronsgate area and provides 3,144 sq ft of flexible living accommodation, with large gardens to either side and a swimming pool. The property is in need of renovation and provides the ideal opportunity to create a fabulous family home. Kitchen, reception room, second reception room, dining room, study, six bedrooms, three bathrooms, second kitchen, double garage, large gardens surrounding property, swimming pool.

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Jo Malone London invites you to rediscover
the world of Cologne Intense.

The ingredients that go into the fragrances are often rich and rare, so this is reflected in the new bottle design, which makes use of deep, warm colours that call to mind precious stones and jewels." Wandjina, Global Head of Creative



A collection of alluring, powerful scents inspired by faraway lands, captivating rituals and treasured ingredients. A spirit of discovery ignites the mysterious and sensual world of our most luxurious scented franchise.

As we head into the new year, the collection has been updated for 2023 with brand new coloured bottle designs for both 50ml and 100ml cologne bottles.

The collection looks to the rich and rare as the starting point for nine distinctive fragrances. Whilst most Jo Malone London scents find inspiration in British landscapes, traditions and ingredients, Cologne Intense allows us to find inspiration from further afield. Cologne Intense fragrances offer warmth, depth and volume, but still retain the signature clarity and naturalness that Jo Malone London is known for.

Left: Velvet Rose & Oud

Celebrating the eternal beauty and versatility of a revered flower. The iconic floralcy of Damask rose wrapped in the smoky depths of oud, sparked with clove and a delicious taste of praline. Magnetic and decadent.

Above: Cypress & Grapevine

A verdant hanging garden dressed with expansive terraces and noble arches. Statuesque cypress trees infuse the air with freshness, powered by intertwining grapevines, grounded with depths of amber.

Right: Dark Amber & Ginger Lily

A magnetic trail of incense rising during a sacred ritual. Illuminated by the clean sensuality of black cardamom and fresh lily, enriched with amber. Dark and distinctive.

www.jomalone.co.uk





Homefield Road, Chorleywood
Guide Price £850,000



This spacious three bedroom, two bathroom semi-detached property in the centre of Chorleywood Village which has the added benefit of having no onward chain. Kitchen/breakfast room, reception room, dining room, conservatory, utility, guest cloakroom, principal bedroom with en-suite, bedroom two with en-suite, third bedroom, driveway, attractive rear garden. EPC: D

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Trout Rise, Loudwater
Guide Price £1,800,000



Robsons are pleased to showcase this immaculately presented and spacious five bedroom, four bathroom detached family home, situated in the sought after Loudwater Estate, with the added potential to extend (STPP). Kitchen/breakfast room, reception room, dining room, study, guest cloakroom, principal bedroom with en-suite, guest bedroom with en-suite, three additional bedrooms, family bathroom, integral garage, attached garage, large front drive, attractive landscaped rear garden. EPC: C

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Beacon Way, Rickmansworth
Guide Price £1,425,000



This well presented and spacious family home is situated in the sought after Cedars Estate and provides 2,540 sq ft of flexible living accommodation together with the potential to further extend (STPP). Kitchen/breakfast room, family/tv room, large living room, study, conservatory, integral double garage, guest cloakroom, principal bedroom with en-suite, guest bedroom with en-suite, two additional bedrooms, large family bathroom, carriage driveway, south west facing rear garden, potential to extend into loft (STPP). EPC: C

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Park Lane, Harefield
OIRO £3,500,000



A unique opportunity to purchase this superb property comprising of two dwellings and outbuildings amounting to 9,700 sq ft of accommodation/buildings set in approximately 6 acres of fabulous countryside and surrounded by lakes. This idyllic property is currently being used as a wellness retreat and canalside cafe, having mixed use permission. Two detached properties - one with 7 bedrooms & 7 bathrooms - another with 4 bedrooms, 2 bathrooms & 3 reception rooms, 9,700 sq ft of accommodation, 6 acres (approx) of gardens, additional outbuildings, huge potential, stunning views, mixed use permission. EPC: E and G

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Sarratt Road, Croxley Green
 Guide Price £1,650,000



Robsons are pleased to showcase this stunning detached family home that has a detached annexe and is surrounded by fields and countryside. This beautiful property is the former gamekeeper's lodge for Yorke House. Kitchen/dining/living room, tv/ family room, guest cloakroom, main bedroom with en-suite bathroom, additional bedroom with en-suite shower room, separate annexe with games room and first floor bedroom, gated driveway, approx. 0.46 acres of landscaped rear gardens, heated swimming pool. EPC: E

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The Drive, Rickmansworth
 Guide Price £1,995,000



This outstanding family home is set behind electric gates and has six bedrooms, five bathrooms, five reception rooms plus an office, providing 5,781 sq ft of flexible accommodation. 6 bedrooms, 5 bathrooms, kitchen/dining/family room, second kitchen, lounge, reception room, dining room, study, office, utility, guest cloakroom, double garage, gated entrance, driveway, large rear garden. EPC: C

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Troutstream Way, Loudwater
Guide Price £1,085,000



Robsons are pleased to present this idyllic three bedroom thatched cottage, with ample character and charm, set in a picturesque setting adjacent to the River Chess. Kitchen, lounge, dining room, study, ground floor bedroom, guest cloakroom, two additional bedrooms, family bathroom, detached garage, driveway, attractive side and rear garden, thatched cottage, picturesque setting adjacent to the River Chess. EPC: E

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Whisperwood, Loudwater
Offers Over £1,650,000



Robsons are pleased to showcase this substantial five/six bedroom family home arranged over three floors and providing 4,509 sq ft of flexible living accommodation. Large kitchen/diner, dining room, two additional reception rooms, further reception room/bedroom 6, conservatory, study, utility, guest cloakroom, ground floor shower room and bathroom, principal bedroom with large dressing room, four additional bedrooms, family bathroom, additional five piece bathroom, walk in wardrobe, dressing room, loft room, garage, attractive rear garden. EPC: C

Rickmansworth Office
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Green Lane, Northwood
Price From £850,000



“Birchwood House” is the 2nd phase of Kingswood Gate – a new luxury development in the heart of Northwood. A choice of luxury 2 and 3 bedroom apartments in this classically styled building. Bespoke kitchen high gloss units with ambient LED lighting. Stone Italiana granite worktops. Siemens Appliances. Lift access to all floors. Secure underground parking. Build completion Autumn 2023.

Land & New Homes Office
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Ducks Hill Road, Northwood
Price From £725,000



Havergate House is an exquisite new development of just five 3 bed 2 bath luxury apartments featuring classic timeless exteriors and elegant, flexible internal space. This exclusive development is close to a wide range of local amenities and has impressive transport links. Picturesque Northwood provides the perfect backdrop for Havergate House, offering village charm in the leafy, rural suburbs of North London. 2 parking space with electric charging point. EPC: B

Land & New Homes Office
land@robsonswb.com | 0203 814 1883



Richfield Road, Bushey
OIEO £800,000



An opportunity exists to acquire a site with planning for 4 luxury apartments. Each apartment has two bedrooms and two bathrooms and 2 parking spaces all at 861.11sq ft (80 sqm). the plot is 0.16 acre (0.0645 ha). It involves the demolition of existing bungalow and includes associated amenity space, bin & bike store. Planning ref:21/1484/FUL & plans can be found on <https://www.hertsmere.gov.uk>

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Moor Park, Northwood
£6,500 PCM



A stunning six bedrooms, six bathrooms, two reception detached family home situated within the highly regarded Moor Park Private Estate. This 296 Acre gated estate borders Middlesex and Hertfordshire, surrounded by rolling countryside and two well renowned golf courses. This imposing home is arranged over three floors with extensive living space. luxury fitted kitchen/breakfast room utility room, cinema room, master suite with dressing room & en-suite bathroom, 4 further bedrooms with ensuite facilities, bedroom 5 & games room to 2nd floor, landscaped & terraced garden with views over golf course, carriage driveway. EPC: D

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LET
SIMILAR REQUIRED



Paines Close, Pinner Village

£2,200 PCM



A delightful two bedroom detached bungalow located in Pinner Village. Offering bright and spacious living accommodation, this property also benefits from a beautifully manicured rear garden, off street parking and newly refurbished kitchen and bathroom. A separate summer house and conservatory are offered with this property.

Annexe with conservatory, large well presented rear garden, gardening maintenance included in rent, third reception room/home office, master bedroom with en-suite, garage, driveway. EPC: D

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Dene Road, Northwood
£3,500 PCM



A detached four-bedroom family home on a sought after private road in the heart of Northwood. The property comprises of entrance hallway, downstairs cloakroom, office/study, modern fitted kitchen, dining room and a large reception room with bi-fold doors leading on to a patio area. To the first floor there are four bedrooms, master with ensuite bathroom and a family bathroom. The property is offered unfurnished with off street parking for multiple vehicles. EPC: E

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Chorleywood House Drive, Chorleywood
£2,500 PCM



A beautifully presented three bedroom, two bathroom top floor apartment, that is full of character. The property comprises of entrance hallway, master bedroom with ensuite shower room and fitted wardrobes, family bathroom, bedroom two and a spacious lounge/dining room with large bay windows, fitted kitchen and bedroom three. Top floor apartment overlooking chorleywood house estate, access via video intercom allocated parking, master bedroom with ensuite beautiful, landscaped communal gardens. EPC: D

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Cheney Street, Pinner
£4,750 PCM



An impressive four/five bedroom, three bathroom detached family residence offering generously appointed interiors across two floors, perfect for growing families. This stunning home has been skillfully extended and refurbished to offer spacious, contemporary living accommodation. The property comprises of reception hall, open plan lounge/dining/kitchen area, utility room, study, family/bedroom five with en-suite shower room. To the first floor there are four bedrooms the master with en-suite and a family bathroom. To the rear there is a large patio with a spacious garden laid to lawn and to the front of the property there is parking for several cars along with an electric car charging point. EPC: D

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Chenies, Rickmansworth
£2,500 PCM



An exceptional three bedrooms, three reception room cottage in the middle of Chenies village with a well maintained and private garden. Chenies is one of the area's prettiest villages comprising of a mix of pretty character cottages, houses, farms and St Michael's Church. Kitchen/breakfast room, one reception room, three bedrooms, downstairs wc, patio doors leading to garden, private garden.

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ROBSONS

LET
SIMILAR REQUIRED



Bishops Avenue, Northwood
£4,000 PCM



A well-presented four bedroom detached house located in a sought after residential area with the benefit of three bathrooms, three reception rooms a large kitchen/dining room overlooking a mature, well maintained rear garden. The property is accessible to Moor Park and Northwood Metropolitan line stations. Modern open plan kitchen/dining room, third reception room/home office, dining room, downstairs guest cloakroom, master bedroom with en-suite, family bathroom, driveway, rear garden, unfurnished. EPC: D

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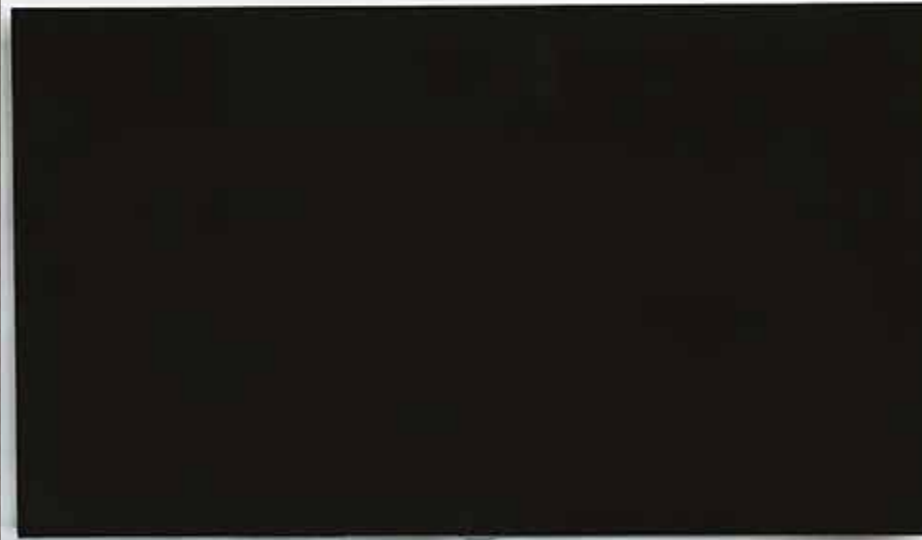
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