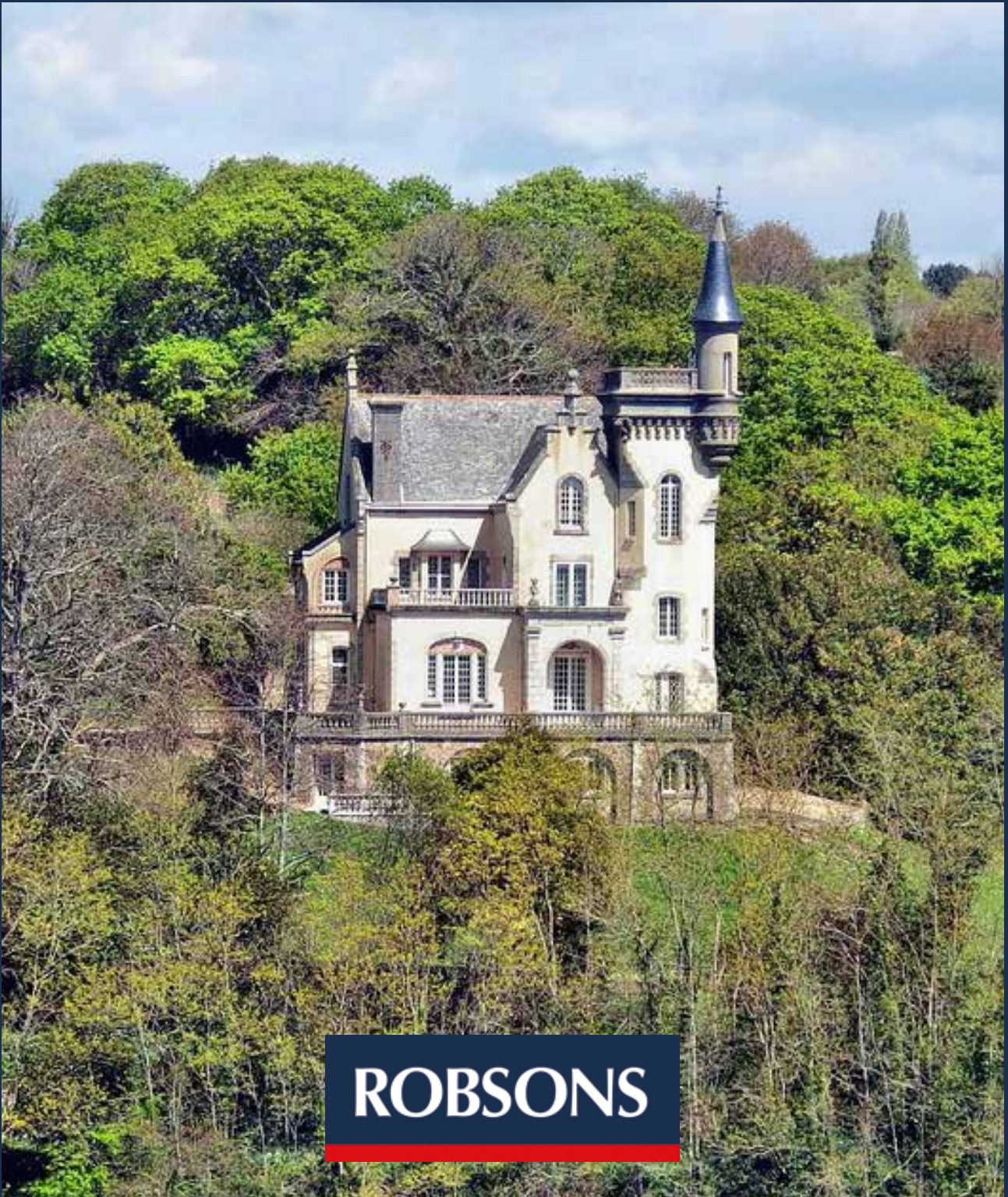


Robsons Estate Agents

Issue 9

Prestige

Property Collection



ROBSONS

robsonswb.com



WELCOME TO METROLAND

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

2024 has started more positively than many would have predicted just a few weeks ago with inflation levels having reduced significantly and mortgage lenders reducing mortgage rates based on both a more positive economic outlook and competing for business.

Affordability is still key and buyer confidence, whilst improving, remains cautious. However, whilst property sale values have seen some minor readjustment, the latest forecasts from property portals such as Rightmove and lenders such as the Halifax, is that property values will remain steady or even increase slightly during the year ahead.

Whilst there is growing optimism, a realistic approach remains key in terms of setting the initial asking price and the marketing approach adopted.

The much sought after infrastructure and amenities afforded throughout the Metroland area continues to ensure levels of demand are robust and, since the turn of the year, there is a significant increase in the number of buyers who are ready, willing and able to commit. This is resulting in good numbers of sales being made at, often excellent prices.

Buying a property is not a short term decision and, whilst there is growing confidence in the longer term position, there will be factors such as a General Election that will undoubtedly create an occasional bump in the road as the year progresses. As always, 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, the continuing surfeit of demand over supply has seen rental values increase significantly over the last year. This rate of increase has slowed although 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 subdued in terms of the volumes of property coming to the market although we have many exciting client developments underway and coming to the market in 2024 and beyond.

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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WITHIN THIS EDITION



04

PROPERTIES

A selection of the finest homes currently available via Robsons.



20

BENTLEY BENTAYGA S

Bentley's benchmark, go-anywhere luxury SUV.



48

TOM KERRIDGE

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the studio, moor house farm, lower road, higher denham, ub9 5en



Eastglade, Pinner Village
Guide Price £1,950,000



Positioned in a prestigious location in the heart of Pinner Village, this vibrant and characterful residence offers in excess of 2,900 sq. ft of comfortable living accommodation across three floors, and is ideally placed for Pinner's amenities, schools and transport facilities. Externally, this fantastic property offers a well-maintained, south-facing rear garden that is laid to lawn with a patio area. EPC: C

Pinner Office
pinner@robsonswb.com | 020 8866 8083



Moss Lane, Pinner Village
Guide Price £1,500,000



Situated on a prestigious road within the heart of Pinner Village, this four-bedroom, four-bathroom detached family home offers living space in excess of 2,300 sq. ft, with the potential to further extend (STPP). Externally this desirable home offers a beautifully presented, sizeable rear garden that is laid to lawn with established shrubs, flower beds and a patio area. EPC: C

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pinner@robsonswb.com | 020 8866 8083



Norman Crescent , Pinner

Guide Price £1,425,000



A stunning five-bedroom, three-bathroom, detached family residence offering modern, stylish interiors with a superb rear garden, situated in a desirable location close to local amenities, schools and excellent transport links. Externally, this home boasts a beautiful rear garden that backs onto local woodlands providing a level of privacy and tranquillity. EPC: E

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**UNDER
OFFER**



Royton Park Road, Hatch End

Guide Price £1,350,000



Offering an abundance of character and charm with original, period features throughout, is this wonderful Edwardian residence set on one of Hatch Ends premier roads. The property has been beautifully maintained over the years to reserve its charm, and showcases attractive stained-glass throughout, Oculus windows, decorative cornice in all rooms, and original fireplaces. EPC: F

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8

Hanney Dawkins & Jones
Solicitors

020 8866 2144

Legal Services for Local People



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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ROBSONS

SOLD
SIMILAR REQUIRED



Love Lane, Pinner Village

Guide Price £1,500,000



A fabulous five bedroom, three bathroom family home showcasing modern, stylish interiors across three floors, situated in the heart of Pinner on a highly-sought after road. This property has been designed with the growing family in mind, creating a haven of space for families to enjoy . EPC: C

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10

How can we help you?

About Us

Graham Fitt Surveyors are an RICS Chartered practice with over 20 years experience in London and the home counties who can provide the full range of home surveys including Building Surveys for both residential and commercial properties, Homebuyer Reports, Diagnosis of Defects and Valuations. We offer a personalised service and aim to be flexible and to provide you with a rapid service tailored around your specific requirements.

Building Survey Report

Home Buyers Report

Red Book Valuations

Matrimonial Valuation Report

Probate Valuation

Shared Ownership

Capital Gains Tax Valuation

Charities Act Valuations

Party Wall Awards

Defect Analysis Report

Engineers Report

Schedules of Condition

Snagging List



GRAHAM FITT
chartered surveyors

Phone: 0208 866 8220 · Email: info@grahamfittsurveyors.co.uk
Unit 4a, First Floor, MS Business Centre, 22 Chapel Lane, Pinner, HA5 1AZ

SOLD
SIMILAR REQUIRED



High Street, Pinner Village
Guide Price £2,000,000



An exceptional character property in excess of 3,600 sq. ft offering versatile living accommodation across two floors, with a large self-contained annexe, a stunning rear garden and off-street parking for several cars. Nestled away off Pinner high street, this property is a stone's throw from local amenities and the Metropolitan Line and nearby Pinner Station. EPC: C

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Ally Randall Solicitors are a friendly Team with a combined experience of over 30 years, particularly in the field of Conveyancing and Property matters within the local area. We are proud to offer comprehensive and effective legal advice to individuals and businesses, with a passionate and traditional approach to the challenges you may face in order to find the right legal solution for you.

Our friendly Team strive to provide our Clients with a personalised service and our problem-solving ethos is testament to our reputation within our specialist areas. Our mission is to support you, put you at ease and understand the challenges you face, whilst achieving your goals throughout the transaction, guiding you with clear concise advice on the everyday to the most complex of issues.

We offer a telephone consultation, so that you can discuss your requirements with the appropriate member of the Team, and obtain a competitive quotation for your matter.

Our friendly Team can assist you in the following areas:

- Residential and Commercial Conveyancing
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- Declarations of Trust
- Immigration
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ROBSONS



Towers Road, Pinner
Guide Price £1,250,000



This brand new semi-detached family home provides the perfect backdrop to raise families within one of Pinner's most desired locations, offering village charm in the rural suburbs. This property provides a definitive answer to modern living with its architecture in keeping with the local character, while the interiors reveal sleek, contemporary comfort being beautifully designed, practical and with flexible living space. EPC: B

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14

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Elgood Avenue, Northwood
Guide Price £1,650,000



This attractive detached family home is situated in the favourable Gatehill Estate and presents a wonderful balance of accommodation in excess of 2810 sqft set over three floors. The property currently comprises four double bedrooms, three bathrooms, three reception rooms, kitchen/dining room, utility room, guest w/c, trades w/c and double garage. Externally the property sits on a commanding corner plot providing off-street parking for multiple vehicles and a private and secluded garden which also has the benefit of an outdoor swimming pool, pool shed and greenhouse. EPC: D

Northwood Office
northwood@robsonswb.com | 01923 835 355



Dene Road, Northwood
Guide Price £1,695,000



This substantial four bedroom, two bathroom detached house is offered to the market with the benefit of no onward chain. The property is located upon the highly sought after private Dene Road and is set upon a commanding plot. The carriage driveway has further parking for several vehicles and benefits from a beautiful outlook onto the well-kept front lawn. EPC: D

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Woodgate Crescent, Northwood
 Guide Price £2,000,000



Situated on the popular Gatehill Estate and sitting within a commanding plot approaching .5 of an acre, this impressive detached five bedroom, two-bathroom family home presents significant potential. The current property comprises over 3800 sqft of flexible accommodation and boasts many original and attractive features. There is off street parking for multiple vehicles and a double garage. EPC: E

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Copse Wood Way, Northwood
 Guide Price £1,675,000



This four/five bedroom detached house is nestled on a generous plot in the highly sought-after Copse Wood Estate. Boasting a unique layout, this property offers a perfect blend of style and practicality with ample space for a growing family. The interior features charming living areas, a well appointed kitchen, and spacious bedrooms, of which the principal bedroom has the benefit of a dressing room and en suite. The exterior boasts extensive outdoor space, a large garden, a double garage and a sweeping carriage driveway. EPC: D

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The Perfect Drive

For the first time since the launch of Bentayga in 2015, an 'S' model is now available with striking design cues and unique detailing on the latest version of Bentley's benchmark, go-anywhere luxury SUV.





Bentley Bentayga S, available from Bentley Hatfield. Unleash head-turning design and heart-racing allure. With dramatic design and addictive performance, the moment you lay eyes on the Bentayga S, it's clear that this is no mere SUV, this is a statement of intent.

With an uncompromising performance aesthetic, the sleek lines and sporty appeal draw you in, but with every Bentley, there is more to it than meets the eye. Pure driving pleasure is reflected in the bold design of Bentayga S. Its profile boasts an enhanced presence with an elongated tailgate spoiler in the style of Bentayga Speed, gloss black side sills, bumpers and door mirrors. Dark tint lenses on lamps, split oval tailpipes and 'S' badging complete the stunning exterior. The Bentayga S sits confidently thanks to its 22" wheels featuring five angular, scythe-like spokes that point in the same direction, whichever side the car is viewed from.

Inside a luxuriously refined cabin, a unique Bentayga 'S' style can be found using a new fluted seat design, which runs down from the headrests and curves beautifully around the shoulder panel – an aesthetic found only in Bentayga S.

Increases the already imposing presence of the Bentayga 'S' on the road.





The distinctive S emblem, appearing on badging, illuminated tread plates and seats, completes the imposing look – one that is designed to reflect the exhilarating journey ahead. The Bentayga reaches the pinnacle of technology where cutting-edge features elevate each and every journey. The optional Touring Specification boasts features like Adaptive Cruise Control with and Lane Guidance, while Bentley’s premium audio system offers truly unrivalled sound quality.

At the heart of the Bentayga, a twin-turbocharged, 4.0 litre V8 engine beats, producing 542 bhp and 770 Nm of torque, resulting in acceleration from 0-60 mph in just 4.4 seconds, and a top speed of 180 mph. Complementing this formidable engine, the Bentayga S integrates a host of advanced technologies for an enhanced driving experience. With four driving modes at your disposal, including an intensified Sport Mode exclusive to the V8 version, the vehicle maximises power and responsiveness to the limit, allowing the V8 engine to roar, making its presence felt through every inch of acceleration.



Bentley Hatfield offers a canvas for Bentayga’s grand performance. Wherever the road may twist and turn, Bentley’s iconic attention to detail takes centre stage, showcasing excellence in every detail.

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Kewferry Drive, Northwood
Guide Price £2,500,000



Situated on arguably one of Northwood's most sought after private gated roads, this impressive detached family home boasts a high specification of well-balanced accommodation set over three floors. The property currently comprises over 5440 sqft which incorporates six bedrooms and five bathrooms, a cinema room, sauna, three reception rooms, a large open-plan kitchen/dining room, a separate spice kitchen /utility room, garage and outside games room/home office with kitchenette and ensuite shower room. EPC: D

Northwood Office
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Watford Road, Northwood
Guide Price £1,675,000



Positioned in an enviable plot set back from the road, this imposing detached family home has been recently renovated to a high standard throughout providing a luxurious finish as well as spacious and flexible living space. The property currently comprises four double bedrooms, three bathrooms, two reception rooms, kitchen/breakfast room, utility room and guest w/c. The property also has a large double garage with electric up and over door which is accessed via the large driveway offering off-street parking for multiple vehicles. EPC: D

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Moor Park Road, Northwood

Guide Price £1,650,000



Situated on an enviable southerly orientated plot on one of Northwood's most sought after residential roads positioned moments from the heart of the town. This detached family home comes to the market for the first time in many decades and offers the right buyer a unique opportunity to acquire this impressive home. Externally there is off street parking for multiple vehicles to the front and a beautiful and mature garden to the rear on a 0.27 acre plot. EPC: E

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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 £795,000 to £1,695,000

Viewings are available seven days a week by appointment.

Please call:
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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.

Situated in Ickenham, just off one of the most desirable private roads in Middlesex, this magnificent privately gated development offers a private residents leisure suite and facilities including indoor pool, sauna, steam room, fully-equipped gym and tennis court with dedicated Estate Management service.

Prices from £795,000 to £1,695,000



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Old Gannon Close, Moor Park
 Guide Price £3,500,000



A stylish five bedroom, four bathroom detached residence, ideally positioned in a quiet close within the private Moor Park estate. This fabulous family home has been finished to a high specification, offering just over 5000 sqft of accommodation on three well-appointed levels. A spacious entrance hall with central Oakstaircase, gives access to the modern kitchen diner, fitted with a range of grey high gloss cabinets with integrated Miele appliances, an island/breakfast bar and contrasting worktops. Double doors lead through to a generous lounge/dining room and a further living room, both with feature bay windows and French doors to the rear garden. Completing the ground floor is a study/bedroom and guest cloakroom. EPC: C

Moor Park Office
 moorpark@robsonswb.com | 01923 820622



Bedford Road, Moor Park
 Guide Price £4,000,000



This 296 Acre gated estate borders Middlesex and Hertfordshire, surrounded by rolling countryside and two well renowned golf courses. This stunning home provides over 5,000sqft of living accommodation and only arranged over two floors. The generously proportioned rooms are incorporated in a design to maximise the site's natural surroundings and reflect the prestigious location. The property is a 21st century fusing of stunning interior and a handsome traditional exterior offering a fine and welcoming balance. EPC: B

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Main Avenue, Moor Park
Guide Price £4,350,000



Perfectly positioned in the heart of the private Moor Park estate is this imposing six bedroom, four bathroom residence occupying a 0.72 acre south facing plot. The beautifully landscaped south facing rear garden extends to approx 150 ft in length with the widest frontage in Main Avenue with a driveway provides off street parking an access the garages. EPC: D

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Eastglade, London Road, Rickmansworth
Guide Price £3,950,000



A stunning example of modern contemporary architecture, this newly constructed 5 bedroom, 5 bathroom detached residence, offers spacious light filled accommodation over three well-appointed levels with panoramic views over Moor Park golf course and surrounding countryside. Crowning this stunning home is a first floor recreation room/study, and outside terrace with 360 degree views of surrounding countryside, Rickmansworth town centre and Moor Park golf course. Occupying a half acre plot, the gated entrance reveals a generous driveway providing secure off street parking for multiple vehicles, and access to an integral double garage. EPC: C

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moorpark@robsonswb.com | 01923 820622



Temple Gardens, Moor Park, Rickmansworth
 Guide Price £5,000,000

5 8 6

An imposing Arts and Crafts style family dwelling of substance offering accommodation of over circa. 9,000 sq.ft and set proudly on an elevated mature plot of in excess of 3/4 acre. Temple Gardens is an oasis of prime luxury homes set in 10 acres, surrounded by the Moor Park Golf course with wide ranging views to the Mansion House and beyond. Forming Part of the 294 acres of the Moor Park Private Gated Estate, which was created in 1922, borders of Middlesex and Hertfordshire, surrounded by rolling countryside and two championship golf courses. EPC: F

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

4 5 4

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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ROBSONS

UNDER OFFER



Farm Way, Northwood, Middlesex

Guide Price £2,325,000



An opportunity to acquire one of the finest homes in Northwood's Eastbury Farm Estate. This magnificent five bedroom, four bathroom detached family home has been thoughtfully extended, creating spacious and versatile interiors and finished in traditional, elegant styling. The south-westerly facing rear garden offers a large paved patio area, overlooking the well-tended lawn with mature conifer and laurel hedges affording privacy. The attractive front garden has an area laid to lawn with mature flower beds and a paved driveway providing off street parking for four vehicles and access to the integral garage. EPC: C

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38

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Founded in 1971, Alan C Ford has established a reputation for selecting the very best sites throughout Middlesex, Buckinghamshire and Hertfordshire, constructing homes of outstanding quality and superior specification.

Whilst acquiring and developing our own sites, we also work with private clients creating new bespoke homes from concept to completion. Gary and his team will walk you through every stage of your new dream home making the process as easy and enjoyable as possible.



CONTACT US

Telephone: 07836 205432 Email: Gary@alancford.co.uk

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



Haddon Road, Chorleywood
Guide Price £1,495,000

2 5 3

A modern and beautifully presented Victorian five bedroom detached family home providing over 2,500 sq ft of comfortable living accommodation across three floors situated in a prime location. The accommodation comprises hallway with guest cloakroom, front reception room, open plan kitchen/dining room with separate utility room, five bedrooms and three bathrooms, private garden, driveway and garage. EPC: D

Chorleywood Office
chorleywood@robsonswb.com | 01923 285 525



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

8 7 6

This immaculately presented property provides approximately 9,000sq 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. The family home provides the very highest quality accommodation and an impeccable finish. EPC D

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Heronsgate Road, Chorleywood
Guide Price £1,280,000



A fabulous four-bedroom, three-bathroom detached family home showcasing modern and sophisticated interiors across two floors and situated in a tucked-away location. The property benefits from a welcoming hallway, guest cloakroom, open-plan living/dining/kitchen, snug/family room, utility room, plant room, principal bedroom, three further bedrooms, three bathrooms, secluded garden and a long gravelled driveway providing off-street parking for multiple cars. EPC: B

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Whitelands Avenue, Chorleywood
Guide Price £925,000



This well-presented three bedroom family home located in a sought after residential area with the benefit of an entrance hallway, two reception rooms, conservatory, kitchen, three bedrooms, family bathroom, attractive rear garden, driveway and garage EPC: E

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Homefield Road, Chorleywood
Guide Price £950,000



Exclusive brand new luxury family home featuring classic, timeless exteriors and elegant, flexible internal space. This charming New Home, offers privacy and peaceful seclusion, yet is close to a wide range of local amenities within the Village. Homefield Mews provides the perfect backdrop to raise families within one of Hertfordshire's most desired locations, offering village charm in the rural suburbs. EPC: B

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Latimer Chase, Chorleywood
Guide Price £1,950,000



A stunning four bedroom, three bathroom detached family home set within a prestigious location. The property benefits from an impressive hall with bespoke glass staircase, study/playroom, sophisticated and spacious reception/dining room, bespoke kitchen with utility room, four bedrooms, three bathrooms, sizeable rear garden with patio area, off-street parking for several vehicles and double garage. EPC: B

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Tom Kerridge's GASTRONOMIC GETAWAY

Three Michelin stars. Three pubs.
One Gastronomic Getaway.



“Guests can experience some of the signature dishes the pub is renowned for.”



Michelin-starred chef Tom Kerridge's Gastronomic Getaway is the perfect stay for food lovers everywhere. Guests can dine at each of his three pubs in Marlow; The Hand & Flowers (two Michelin stars), The Coach (one Michelin star) and The Butcher's Tap & Grill, gastro breaks don't get much better than this.

The two-night stay is available on Tuesdays & Wednesdays and Wednesdays & Thursdays only, the Gastronomic Getaway package is £1,300* per couple and includes two nights at The Hand & Flowers with a three-course à la carte dinner. Led by Head Chef Tom De Keyser, the only two Michelin starred pub in the UK and an accolade the pub has held for over 10 years, guests can experience some of the signature dishes the pub is renowned for such as the Glazed Omelette of Smoked Haddock and Parmesan or 30 Day Dry Aged Fillet of Beef with Potato Buttermilk Waffle



and Crème Fraiche & Chive Butter and Sauce Bordelaise. A bottle of The Hand & Flowers English sparkling wine will be in your room on arrival alongside a signed copy of The Hand & Flowers cookbook.

The next morning, after breakfast at The Hand & Flowers, guests can enjoy the many river walks and boutique shops of Marlow, before popping into The Butcher's Tap & Grill headed up by Chef and Butcher Executive Jamie May (previously Head Chef of The Hand & Flowers) for a bite to eat from the counter-to-grill menu. The butcher's counter features some of the finest British cuts from Dovecote Park beef to Blythburgh pork, simply choose your cut and how you would like it cooked and the team will prepare it for you or enjoy one of the signature burgers or hotdogs from the menu. For those worried about squeezing in supper, a Butcher's Tap & Grill voucher for £50 per

“Guests can relax and enjoy one of the beautifully appointed rooms.”



couple is available to spend at the counter as an alternative to lunch.

Come evening, guests can enjoy a selection of four dishes per person from Head Chef Sarah Hayward at The Coach (one Michelin star) and Michelin Young Chef of The Year, with cleverly curated small plates such as Mussels Marinière with Warm Stout and Brown Bread or The Coach Burger with Raclette, Pulled Pork and Dill Pickle.

Guests can relax and enjoy one of the beautifully appointed rooms, some with luxury, free-standing roll top baths and a selection of sweet treats in the room. Available on Tuesdays & Wednesdays and Wednesdays & Thursdays only, subject to availability.



To book please call 01628 482277. T&Cs apply.

The Hand & Flowers
126 West Street, Marlow, SL7 2BP

Contact:
contact@thehandandflowers.co.uk
or 01628 482277

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*includes service, excludes drinks and sides.





Solesbridge Lane, Chorleywood
Guide Price £1,245,000



This distinguished period Grade II listed barn conversion nestled in a sought after discrete enclave just off Solesbridge Lane. This elegant property combines character with a contemporary feel and boasts 2443 sq.ft. of living space arranged over two floors. The property benefits from a grand drawing room, kitchen/breakfast room, utility room, two guest cloakrooms, a principle suite with ensuite bathroom, two further bedrooms with shared ensuite, home office/bedroom 4, private gated entrance and beautiful gardens. EPC: B

Chorleywood Office
chorleywood@robsonswb.com | 01923 285 525



The Mount, Rickmansworth
Guide Price £1,795,000



This imposing four bedroom, four reception room, detached house set in 0.5 acres and located in a desirable cul-de-sac location within Rickmansworth. The property consists of a spacious rear lounge, three additional reception rooms, bespoke kitchen, utility room, playroom/study, four bedrooms, two en-suites, family bathroom, attractive rear garden, carriage driveway and garage. EPC: C

Rickmansworth Office
rickmansworth@robsonswb.com | 01923 77762



The Drive, Rickmansworth

Guide Price £1,775,000



A charming and impressive five-bedroom, three-bathroom detached property situated on one of Rickmansworth's premier roads and set within approximately 0.63 acres. This beautiful family home offers generously appointed interiors across three floors in excess of 4,000 sq.ft. The property comprises an entrance hallway, guest cloakroom, large reception room, kitchen, dining room, study, Cinema room, principal bedroom, four further bedrooms, two ensuites, family bathroom. Externally, this characterful home offers a beautiful rear garden, two tiered patio areas and double garage. EPC: D

Rickmansworth Office
rickmansworth@robsonsworld.com | 01923 777762



The Clump, Rickmansworth

Guide Price £2,750,000



An immaculately presented six-bedroom, four-bathroom detached family residence in excess of 3,500 sq.ft., positioned on one of Rickmansworth's most sought after roads. The property has been completely refurbished and is beautifully presented both inside and out, with stylish and modern interiors, an extensive and private rear garden with garden office, carriage driveway and double length garage. The accommodation comprises an impressive kitchen, reception/dining room, utility room, guest WC, six bedrooms and four bathrooms. EPC: D

Rickmansworth Office
rickmansworth@robsonsworld.com | 01923 777762



Valley Road, Rickmansworth
Guide Price £1,280,000



A superb four bedroom detached family home situated on a prestigious road in Rickmansworth. The accommodation comprises of an entrance hall, reception room, bright garden room, kitchen, dining room, TV room, guest cloak room. On the first floor is a double aspect principal bedroom, three additional bedrooms, family bathroom. Beautiful landscaped private rear garden with patio area, carriage driveway and garage. EPC: C

Rickmansworth Office
rickmansworth@robsonswb.com | 01923 777762



Redhall Lane, Rickmansworth
Guide Price £1,595,000



A charming and characterful Grade II listed family home with some parts dating back to the 17th Century. This quaint five-bedroom, two bathroom property is set across three floors whilst occupying a quiet and peaceful location. Situated on a plot of over 2 acres providing a picturesque setting surrounded by lawns, mature trees, shrubs, covered courtyard and a paved sun terrace with breath taking views of the garden, garage, summer house and a large outbuilding, reputedly the original Chandlers Cross school house. EPC: E

Rickmansworth Office
rickmansworth@robsonswb.com | 01923 777762



Bridle Lane, Loudwater
Guide Price £1,750,000



This impressive and spacious family home situated on a private road and set within approximately just under 0.4 acres, offers over 3,000 sq.ft. of flexible living accommodation and comprises hallway, guest cloakroom, front aspect reception room, open-plan kitchen/dining/family room, study, playroom, utility room, principal bedroom, four further bedrooms, ensuite shower room, modern family bathroom, private 160 ft rear garden, driveway providing off-street parking, garage. EPC: C

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rickmansworth@robsonswb.com | 01923 777762



The Drive, Rickmansworth
Guide Price £1,700,000



A rare opportunity to acquire a 0.756acre plot of land with planning granted for construction of a 5 bedroom 5 bathroom 5 reception room detached homes, arranged over two floors & totalling approximately 6000sqft. Plans can be viewed on Three Rivers District Council website. Planning reference ref: 22/1514/ful. EPC: D

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Oxhey, Watford
From £1,199,000



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Hatch End, Pinner
Guide Price £1,200,000



This exclusive development by Sterling Rose Homes, located in a highly desirable private road within the leafy suburb of Hatch End. This brand new family home provides the definitive answer to modern living with the architecture in keeping with the local character, while the interiors reveal sleek, contemporary comfort, beautifully designed, practical and flexible living space. With high specification appliances in the kitchen, set off beautifully by stylish quartz units and worktops. The bathrooms and en-suites feature chic sanitary ware and with Grohe brassware, for a clean, elegant look. EPC: B

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



Green Lane, Northwood
From £1,100,000



“Birchwood House” is the 2nd phase of Kingswood Gate – a new luxury development in the heart of Northwood. A choice of luxury thirteen 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 – Spring 2024. EPC: B

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



Shelley Lane, Northwood
£3,000 PCM



A well presented four bedroom family home which has been recently modernised throughout. The property briefly comprises an entrance hall and guest cloakroom, study, living room, kitchen/breakfast room, a bright and airy dining/family room, utility room and a gym. To the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. To the rear is an attractive rear garden and own driveway to the front of the property. EPC: C

Residential Lettings
lettings@robsonswb.com | Northwood Office: 01923 822211



South View Road, Pinner Hill
£6,500 PCM



A beautifully presented five bedroom, three bathroom detached family home set in a private road in Pinner. There are three reception rooms, open plan kitchen/dining room, utility room and guest cloakroom. The first floor has three bedrooms, one with an en-suite and dressing room and the second floor has a further two bedrooms with family bathroom. Set back with a driveway, garage and a well maintained rear garden. EPC: D

Residential Lettings
lettings@robsonswb.com | Pinner Office: 0208 866 8900



Elgood Avenue, Northwood
£3,350 PCM



A beautifully presented five bedroom detached family home providing well proportioned living accommodation set over two floors, situated on the highly desirable Gatehill Estate. To the rear of the property is a well maintained and secluded garden with a variety of trees and shrubs with a large patio area for outside entertaining. The property also benefits from a garage and off street parking to the front. EPC: E

Residential Lettings

lettings@robsonswb.com | Moor Park Office: 01923 820622



Love Lane, Pinner Village
£4,000 PCM



A fabulous five bedroom, two bathroom extended residence situated on a highly sought-after road in the heart of Pinner. The front aspect lounge has original character fireplace, large open-plan kitchen/dining room with an adjoining conservatory. To the first floor there are three double bedrooms, family bathroom and a separate shower room. To the second floor there are an additional two bedrooms, eaves cupboard & guest cloakroom. EPC: D

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ROBSONS



Eastbury Avenue, Northwood

£2,750.00 PCM



A brand new luxury apartment situated within an exclusive gated development, located on one of the area's most popular residential roads. This one bedroom apartment has been expertly designed and skilfully finished to a very high standard. Other features include allocated underground parking, communal gardens, secure cycle storage, audio & video entry system, underfloor heating with individual room control. EPC: B

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Shire Lane, Chorleywood
£3,450 PCM



An attractive extended four bedroom, three reception and two bathroom semi detached house presented to a high standard throughout. The property is located in a semi rural position providing convenient access to Chorleywood Metropolitan Line Station and access to the M25. Further benefits include off street parking with own driveway and garage and a well maintained garden to the rear. ideal for al fresco dining with the benefit of a driveway with off street parking. EPC: D

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The Clump, Rickmansworth
£4,150 PCM



A well presented spacious five bedroom family home located on a prestigious road in Rickmansworth. With a study, formal living room, dining room, family room, a spacious kitchen/breakfast room, utility room and conservatory. To the first floor are five bedrooms with fitted wardrobes, two with ensembles and a further family bathroom. To the exterior is a manicured rear garden with heated swimming pool, a large driveway and a detached double garage. EPC: D

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