



## STUNNING FOUR BEDROOM THREE BATHROOM UNIQUE BARN CONVERSION

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Woodcock Hill, Rickmansworth, Hertfordshire, WD3 1PX

**ROBSONS**



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**ENTRANCE PORCH • KITCHEN/DINING ROOM  
• SITTING ROOM • PRINCIPAL BEDROOM  
WITH EN-SUITE • SECOND BEDROOM WITH  
EN-SUITE • TWO ADDITIONAL BEDROOMS •  
FAMILY BATHROOM • LOFT/EAVES STORAGE •  
DOUBLE GARAGE • ATTRACTIVE GARDENS**

Robsons are pleased to showcase this immaculately presented and unique four bedroom, three bathroom unique barn conversion, that provides bright and spacious living accommodation, with beautiful vaulted ceilings and American black walnut flooring to most rooms and recently installed triple glazed windows.

This stylish property consists of an attractive entrance porch and a large double aspect kitchen/dining room. The kitchen was fitted by Harvey Jones and provides ample wall and base units, granite work surfaces, integrated appliances, a central island/breakfast bar, space for a dining table, together with double and single doors to the garden/courtyard, and skylights above. The double aspect sitting room has a vaulted ceiling, a wood burning stove and bi-fold doors into the garden.







The principal and second bedrooms are also double aspect and both have en-suite shower rooms. There are two additional bedrooms and a modern family bathroom with a free standing bath with a rain shower head and vanity basin.

There are many additional features to this remarkable home, to include a loft area, an air source heat pump, planning approval for solar, a Vent-axia air system, electric underfloor heating, new loft insulation, LED lighting and ultra fast business lease line fibre throughout.

The property also has the benefit of a detached double garage with an electric up and over door, together with secluded, immaculately presented landscaped gardens, which are mainly laid to lawn with patio/terrace areas, a pergola and mature planting. There is an additional landscaped courtyard.

Rickmansworth town centre has a wide range of shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London. The M25 motorway is available at both junctions 17 and 18. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf

Tenure: Freehold

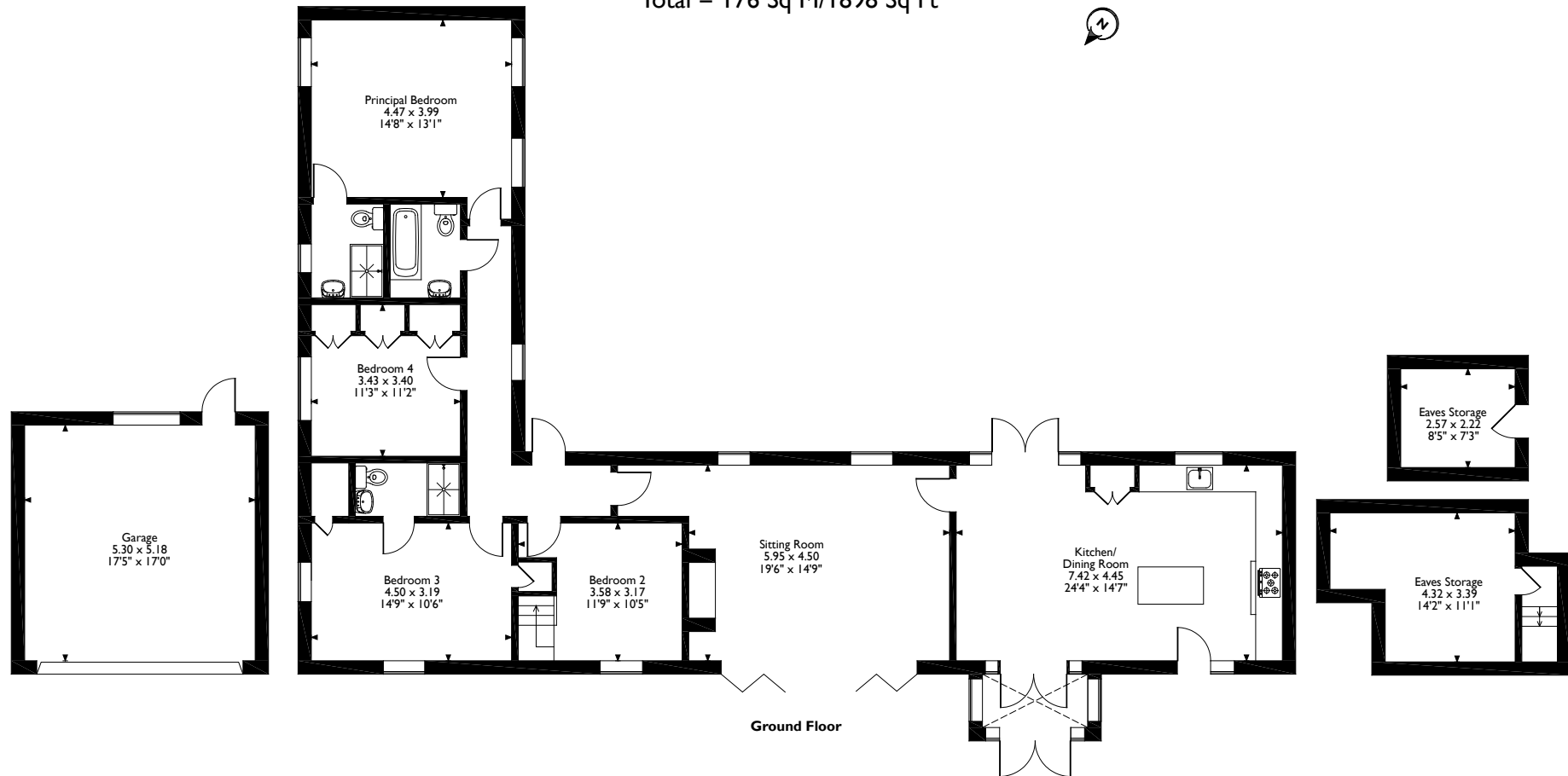
Local Authority: Three Rivers District Council

Energy Efficiency Rating: E





Woodcock Hill, Rickmansworth  
 Approximate Gross Internal Area  
 Main House = 149 Sq M/1603 Sq Ft  
 Garage = 27 Sq M/295 Sq Ft  
 Total = 176 Sq M/1898 Sq Ft



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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