



**A FABULOUS, FOUR BEDROOM DETACHED FAMILY HOME IN A STUNNING LOCATION**

Little Hill, Herongate, WD3 5BX



**RECEPTION ROOM • KITCHEN & UTILITY ROOM • STUDIO • STUDY & SNUG**  
**• CONSERVATORY • GUEST CLOAKROOM**  
**• PRINCIPAL BEDROOM, WITH ENSUITE BATHROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY SHOWER ROOM**  
**• BEAUTIFUL PRIVATE REAR GARDEN**  
**• DRIVEWAY WITH OFF-STREET PARKING FOR MULTIPLE CARS & GARAGE**

An extended and beautifully presented, four-bedroom, two-bathroom family home in excess of 3000 sq. ft. offering generously proportioned interiors across two floors, perfect for the growing family. This superb home enjoys a stunning and peaceful location with breathtaking views.

Upon entering the property, you are greeted by a generous, welcoming hallway with stairs to the first floor and a guest cloakroom. Off the hallway is a beautiful reception room, full of character and charm with a feature fireplace and a wood-burning stove and a separate snug area. There is a generous, open-plan kitchen/breakfast room with exposed beams across the ceiling alongside a good selection of modern fitted units providing ample storage space and integrated appliances with room for a dining table and chairs and a separate utility room. The stunning conservatory enjoys views of the garden and is an ideal entertaining space. Completing the ground floor is a large studio and a study.





To the first floor there is a principal bedroom boasting fitted wardrobes, along with a luxury ensuite bathroom with bath and shower cubicle. There are three further well-appointed double bedrooms, two with the added benefit of access to eaves storage and a family shower room.

Externally, this property offers a beautiful, private and well-maintained rear garden that is laid to lawn with shrub and hedge borders and a raised decked area to enjoy outside dining in the summer months. To the front there is a driveway allowing off-street parking for multiple cars and a garage.

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.

Tenure: Freehold  
Local Authority: Three Rivers District Council  
Council Tax: Band G  
Energy Efficiency Rating: D



Little Hill, Heronsgate, Chorleywood, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 294 Sq M/3164 Sq Ft  
 Outbuilding = 4 Sq M/43 Sq Ft  
 Total = 298 Sq M/3207 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.



2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ  
 Tel: 01923 285525 Chorleywood@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

www.  
 the  
 londonoffice.co.uk  
 40 ST JAMES'S PLACE SW1