



**AN EXCEPTIONAL SIX BEDROOM FOUR BATHROOM DETACHED FAMILY HOME IN
STUNNING RURAL SETTING**

Church Lane, Sarratt, Hertfordshire, WD3 6HJ

ROBSONS

Church Lane, Sarratt, Hertfordshire, WD36HJ

LIVING ROOM • LOUNGE & SUN ROOM • FAMILY ROOM • DINING ROOM & WINE ROOM • KITCHEN • UTILITY ROOM • GROUND FLOOR ANNEXE INCORPORATING LOUNGE, BEDROOM AND EN-SUITE & TWO CLOAKROOMS • PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM • GUEST BEDROOM WITH EN-SUITE • THREE FURTHER BEDROOMS • FAMILY BATHROOM • STUNNING PRIVATE GROUNDS SET IN 2.4 ACRES • HEATED SWIMMING POOL, GYM & POOL ROOM • CARRIAGE DRIVEWAY WITH OFF-STREET PARKING, A DOUBLE CAR PORT & A DOUBLE GARAGE

Description

Nestled in the tranquil rural surroundings of Sarratt, this exceptional six-bedroom, four-bathroom detached family home boasts over 5,300 sq ft of comfortable living space, set within breath-taking private grounds. A standout feature of the property is its expansive garden, complete with a heated and covered swimming pool, a gym, a pool house, and a large terrace ideal for outdoor entertaining. The carriage driveway, double car port and double garage provide ample off-street parking for multiple vehicles.

On entry, a bright and airy hallway with a guest cloakroom leads to a spacious front-aspect living room, bathed in natural light from three windows, including a bay window. Adjacent to the living room is a cozy lounge and a sunroom with French doors opening directly to the garden. The rear aspect dining room also features a bay window and garden access via French doors and connects seamlessly to both a wine room and the modern kitchen.













The expansive modern kitchen is a chefs dream, with bespoke fitted units, a large Aga, integrated appliances, and a large island with breakfast bar. Beyond the kitchen lies an annexe with a second guest cloakroom, a utility room with garden access, a lounge, and a guest bedroom with en-suite shower room. A versatile family room and a private office complete the ground floor accommodation.

Upstairs, the principal bedroom offers a luxurious en-suite bathroom and fitted wardrobes, while the guest bedroom also enjoys an en-suite and eaves storage. Three further well-proportioned bedrooms share a stylish family bathroom with both a bath and separate shower.

The beautifully maintained grounds feature manicured lawns bordered by mature trees and shrubs, a heated and covered swimming pool, a vegetable garden and a paddock. The rear of the garden provides access to footpaths leading to the River Chess.

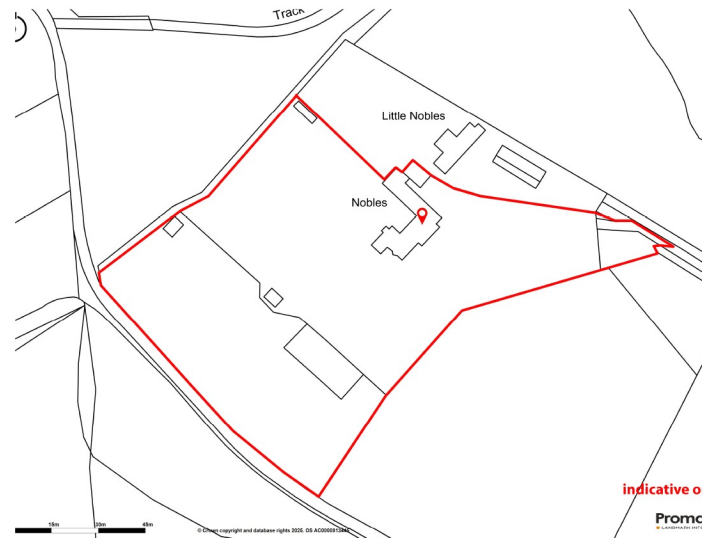
Location

Sarratt is a charming and sought after Hertfordshire village with a number of amenities that include The Cricketers and The Boot Public Houses that enjoy access to Sarratt Green. Schooling in the area includes York House, Royal Masonic, Dr Challoner's Grammar School, St Clements Danes School and Sarratt Village School. Nearby Rickmansworth and Chorleywood provide a fast Metropolitan Line train service to Baker Street and the City as well as Chiltern Turbo to Marylebone. Tributary of the River Chess valley provide a wonderful setting for walking and horse riding. The neighbouring area is also well served for extensive leisure facilities, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The M25 motorway and Heathrow and other major airport are also accessible.

Additional Information

Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax Band: H
Energy Efficiency Rating: E

For additional information, please refer to www.robsonswb.com or call us on: 01923 285525.



Approximate Gross Internal Area
 Ground Floor = 252.2 sq m / 2,715 sq ft
 First Floor = 154.3 sq m / 1,661 sq ft
 Outbuildings = 86.6 sq m / 932 sq ft (Including Garage)
 Total = 493.1 sq m / 5,308 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Robsons



2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ
 Tel: 01923 285525 Email: chorleywood@robsonswb.com
www.robsonswb.com



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.