



**A CHARMING FOUR BEDROOM DETACHED FAMILY HOME IN THE HEART OF  
CHORLEYWOOD VILLAGE**

Shire Lane, Chorleywood, Hertfordshire, WD3 5NT

**ROBSONS**



Shire Lane, Chorleywood, Hertfordshire, WD3 5NT

**RECEPTION ROOM • DINING ROOM • MUSIC ROOM • KITCHEN/UTILITY ROOM • GUEST SHOWER ROOM • FOUR BEDROOMS & DRESSING AREA • FAMILY BATHROOM WITH SEPARATE WC • EXTENSIVE REAR GARDEN ON 0.43 ACRES • DRIVEWAY WITH GARDEN & DOUBLE GARAGE • CERTIFICATE OF LAWFULNESS TO EXTEND REF NO: 24/1545/CLPD**

### Description

Situated on one of Chorleywood's most desirable roads, this delightful four-bedroom detached family home seamlessly blends original character features with spacious, versatile accommodation. Offering over 2,200 sq ft of living space, this property enjoys a peaceful yet central location, just moments from village amenities, excellent transport links, and outstanding local schools.

Upon entering, a generous hallway leads to a guest shower room, a practical cloak cupboard, and flows into a large open-plan reception and dining area, perfect for modern family living. French doors open directly onto the beautifully landscaped rear garden, bringing the outside in. Off the dining area is a charming music room, while the well-equipped kitchen features a range of fitted units and space for a breakfast table.

Adjacent to the kitchen, the utility room provides additional storage and functionality, with two external doors and internal access to the integral double garage.

Upstairs, a spacious landing leads to four well-appointed bedrooms, two of which benefit from walk-in storage. The family bathroom and separate WC both feature underfloor heating and access to useful eaves storage.



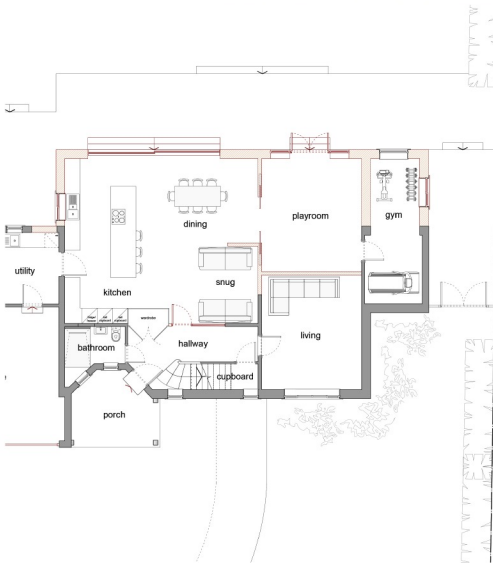








## PROPOSED PLANS - Indicative only



loor Plan



First Floor Plan

## Proposed Plans - Indicative only



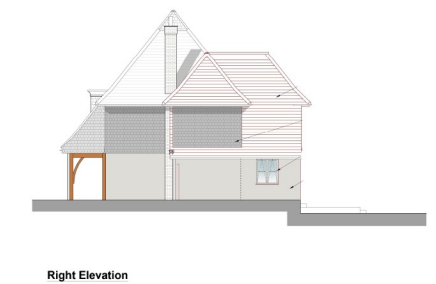
Front Elevation



Left Elevation



Rear Elevation



Right Elevation





The rear garden is a true highlight, extensively laid to lawn and surrounded by mature shrubs, hedges, and an array of fruit bushes. There is a rockery with garden ponds and a generous paved terrace ideal for al fresco dining. To the front, a driveway provides ample off-street parking and leads to the double integral garage. Side access connects the front and rear gardens.

This exceptional home offers comfort, charm, and convenience in equal measure, ideal for families seeking space, character, and village living.

### Location

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. The area is also well served for sought after state and private schools for all ages. Chorleywood Common and Rickmansworth Aquadrome, provide 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.

### Additional Information

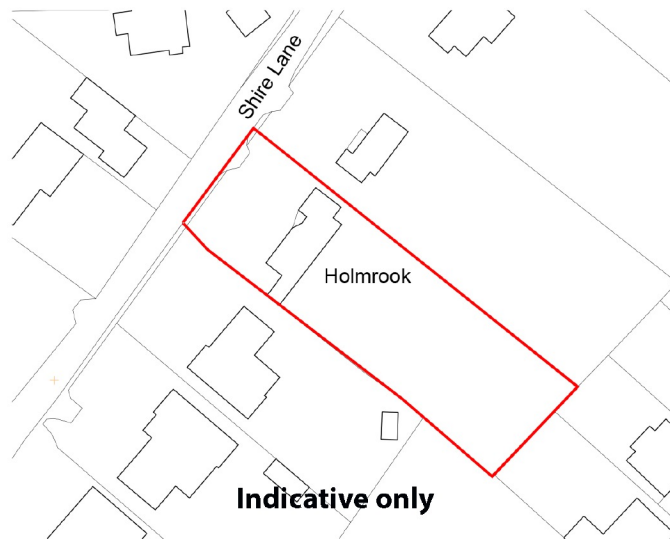
Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: G

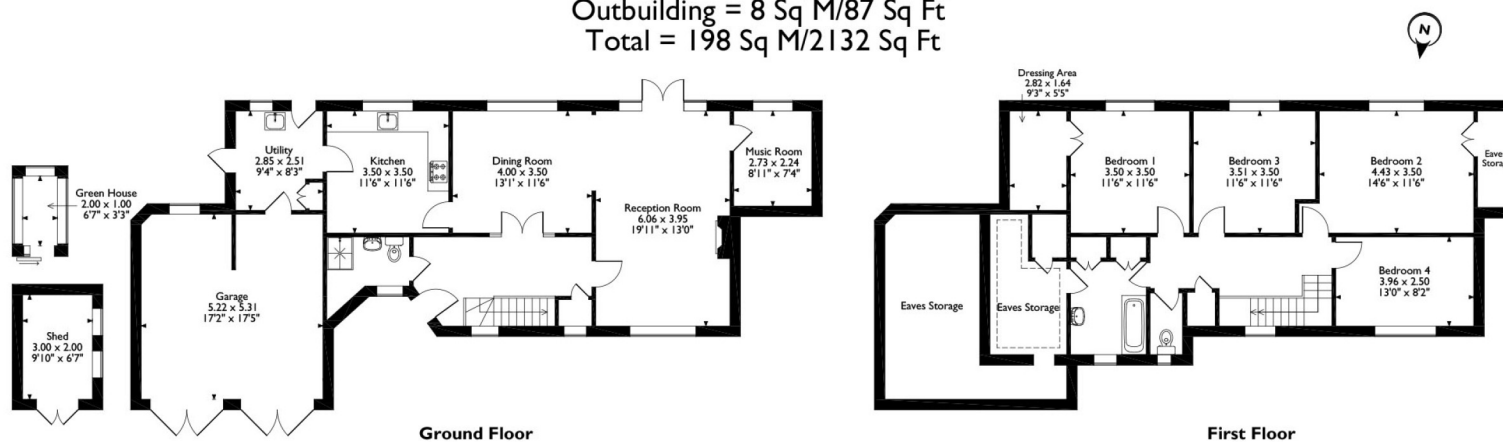
Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 285525.





Shire Lane Chorleywood, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 190 Sq M/2045 Sq Ft  
 Outbuilding = 8 Sq M/87 Sq Ft  
 Total = 198 Sq M/2132 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.

**ROBSONS**

2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ  
 Tel: 01923 285525 Email: [chorleywood@robsonsworld.com](mailto:chorleywood@robsonsworld.com)

[www.robsonsworld.com](http://www.robsonsworld.com)

SCAN TO VISIT



OUR WEBSITE

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.