



**A CHARMING THREE BEDROOM PERIOD COTTAGE WITH PRIVATE GARDEN & SUMMER HOUSE**

Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SN

**ROBSONS**

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**LIVING ROOM • KITCHEN/DINING ROOM •  
THREE BEDROOMS • FAMILY BATHROOM •  
WC • GENEROUS REAR GARDEN • SUMMER  
HOUSE/HOME OFFICE • OFF STREET  
PARKING**

**Description**

This charming three-bedroom period cottage situated within easy reach of Chorleywood Village. This delightful home combines character features with practical living and is close to local amenities, and excellent transport links. Excellent local schools include St Clement Dane's Secondary School and Christ Church Primary School amongst many other state schools.

Upon entering the property, you are welcomed into a cosy living room, complete with a feature fireplace. Leading on from here is the kitchen/dining room, which boasts a characterful oak-beamed ceiling, a good range of fitted units, and space for freestanding appliances. A door from the kitchen provides access to the rear garden, making it a perfect space for both everyday living and entertaining.





The property offers three bedrooms, along with a refitted family bathroom and a separate WC, providing practical accommodation for families or those needing additional space.

The rear garden is particularly generous in size, Astroturfed and complemented by a raised decked area, ideal for outdoor dining and relaxation. A large summerhouse/home office offers a versatile space, perfect for remote working or leisure use.

To the front of the property, there is off-street parking for one vehicle, adding further convenience to this attractive home.

### **Location**

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. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

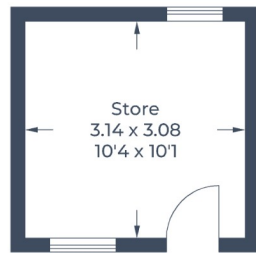
Council Tax Band: E

Energy Efficiency Rating: E

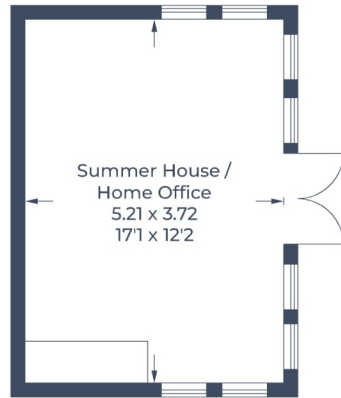
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 285525.



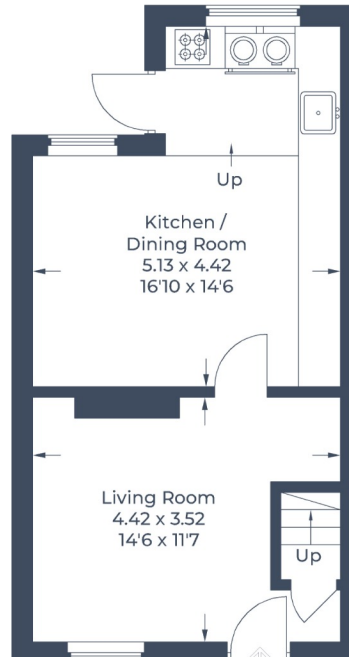
Approximate Gross Internal Area = 95.97 sq m / 1033 sq ft  
(Including Outbuildings)



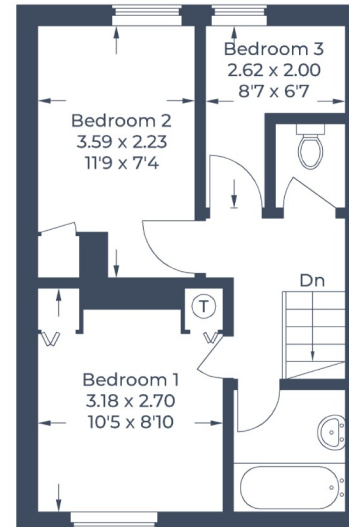
Store  
3.14 x 3.08  
10'4 x 10'1  
(Not Shown In Actual  
Location / Orientation)



Summer House /  
Home Office  
5.21 x 3.72  
17'1 x 12'2  
**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ  
Tel: 01923 285525 Email: [chorleywood@robsonswb.com](mailto:chorleywood@robsonswb.com)

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

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