



## A NEW 3,800SQFT 7 BEDROOM 4 BATHROOM DETACHED FAMILY

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Beech House, Chess Way, Chorleywood, Hertfordshire, WD3 5TA

**ROBSONS**

LAND & NEW HOMES



# Beech House, Chess Way, Chorleywood, WD3 5TA

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• LIVING ROOM OPEN TO KITCHEN, WITH BI-FOLD DOORS OVERLOOKING THE REAR GARDEN • STUDY/BEDROOM 2 • GUEST BATHROOM  
• BESPOKE KITCHEN WITH QUARTZ WORK SURFACES, CENTRAL ISLAND & INTEGRATED APPLIANCES • FITTED UTILITY ROOM WITH QUARTZ  
WORK SURFACE & APPLIANCES • MASTER BEDROOM WITH ENSUITE SHOWER ROOM • 2 FURTHER BEDROOMS TO THE GROUND FLOOR •  
FULLY TILED FAMILY BATHROOM SUITE • 2 FURTHER BEDROOMS AND BATHROOM TO 1ST FLOOR • 2 FURTHER BEDROOMS AND SHOWER  
ROOM TO LOWER GROUND FLOOR • ENERGY CONSERVING UNDERFLOOR HEATING TO GROUND FLOOR • SMART LIGHTING THROUGHOUT  
PARKING FOR 5-6 CARS WITH ELECTRIC CAR CHARGER • 164' LANDSCAPED GARDEN WITH TERRACE • BUILD ZONE 10 YEAR BUILD WARRANTY•

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Beech House provides the perfect backdrop to raise families within one of Hertfordshire's most desired locations, offering village charm in the rural suburbs. This property provides the definitive answer to modern living with country charm. The architecture is in keeping with the local character, while the interiors reveal sleek, contemporary comfort and beautifully designed, practical and flexible living space. Throughout the design and build quality and energy-efficiency have been the guiding principles. This home is equipped with low-energy appliances, high performance materials together with media and communications that allow you to work from home and to effortlessly entertain your friends and guests.

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.

**Guide Price: £1,950,000**

**Tenure: Freehold**

**Energy Efficiency Rating: C**

**Local Authority: Three Rivers District Council**

**Council Tax Band: tbc**

#### DISCLAIMER

Floorplans shown are for approximate measurements only & may vary within a tolerance 5%. The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters under the Consumer Protection Regulations 2014. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Not all domestic appliances have an EU energy label.

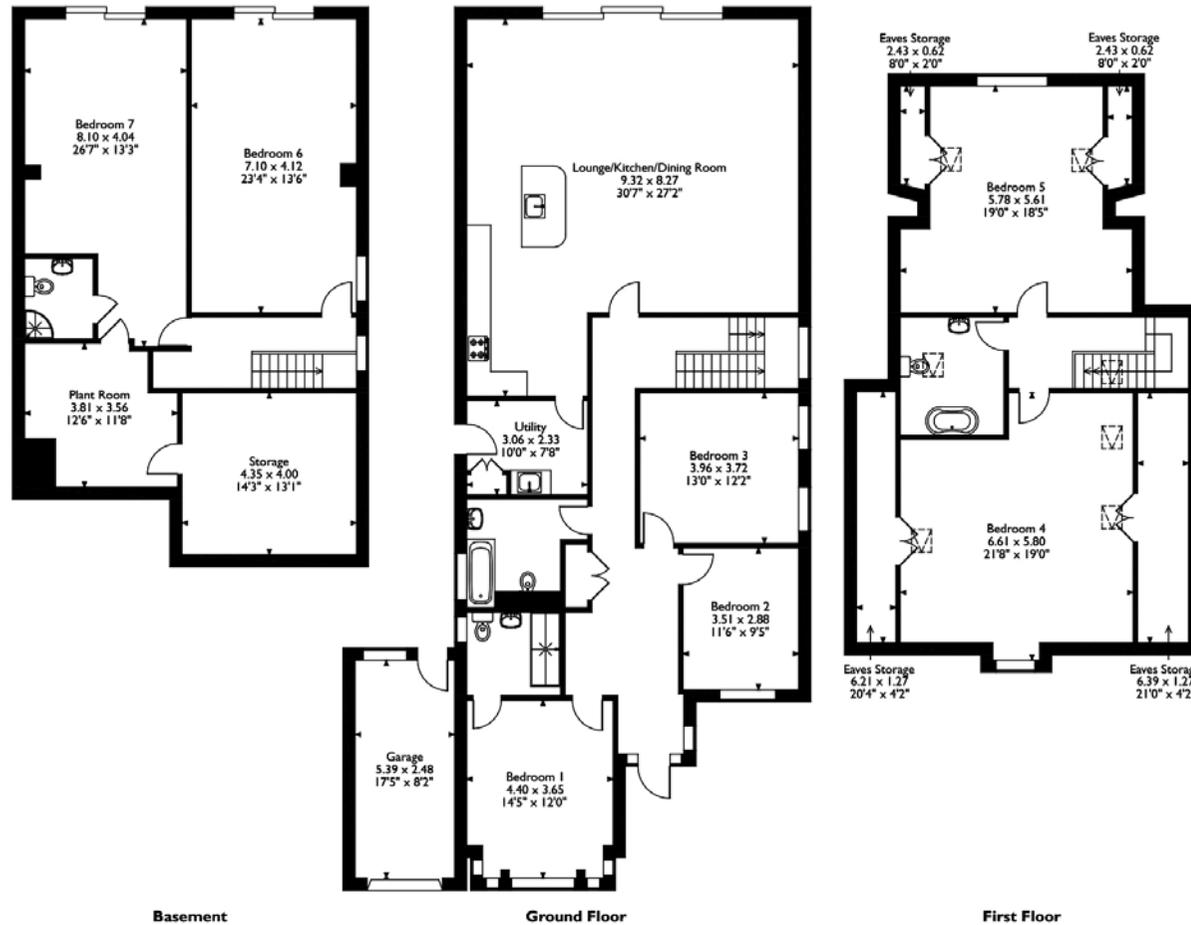








Beech House, Chess Way, Rickmansworth, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 337 Sq M/3628 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft



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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