



**STUNNING DETACHED FAMILY HOME WITH ADDITIONAL SEPARATE ANNEXE**

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Sarratt Road, Croxley Green, Rickmansworth, Hertfordshire, WD3 3JF

**ROBSONS**

# STUNNING DETACHED FAMILY HOME WITH ADDITIONAL SEPARATE ANNEXE

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**KITCHEN/DINING/LIVING ROOM • TV/FAMILY ROOM • GUEST CLOAKROOM • MAIN BEDROOM WITH EN-SUITE BATHROOM • ADDITIONAL BEDROOM WITH EN-SUITE SHOWER ROOM • SEPARATE ANNEXE WITH GAMES ROOM AND FIRST FLOOR BEDROOM • GATED DRIVEWAY • APPROX 0.46 ACRES OF LANDSCAPED REAR GARDENS • HEATED SWIMMING POOL**

Robsons are pleased to showcase this stunning detached family home that has a detached annexe and is surrounded by fields and countryside. This beautiful property is the former gamekeeper's lodge for Yorke House.

This beautiful property has a fabulous open plan kitchen/dining/living room with bi-fold doors opening onto the patio area. The kitchen has modern base and wall units with integrated appliances, a large central island/breakfast bar with plinth lighting and space for a large fridge/freezer. The carpeted dual aspect TV/family room has a feature fireplace.

The ground floor is completed by a guest cloakroom.





To the first floor is the superb principal bedroom with a large en-suite bathroom, which has twin sinks and a bath as well as a shower cubicle, together with access into the eaves storage area. The separate annexe is currently being used as a games room and has a first floor bedroom with a shower and WC. In addition, there is a garden room which has bi-fold doors to the garden and is currently being used as a bedroom with an en-suite shower room.

The property is situated on a plot of approximately 0.46 acres, surrounded by fields and countryside. It has a driveway to the front with further parking behind the gated entrance. The landscaped rear gardens are a real feature of this property, being laid to lawn with large patio areas and a heated swimming pool, creating a fabulous area for entertaining.

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 and St Clements Danes School. Rickmansworth and Chorleywood provide a fast Metropolitan Line service to Baker Street and the Chiltern Turbo to Marylebone.

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: Band G

Energy Efficiency Rating: Band E



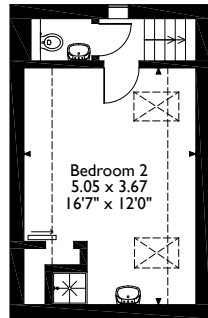
# Sarratt Road Croxley Green, Rickmansworth

Approximate Gross Internal Area

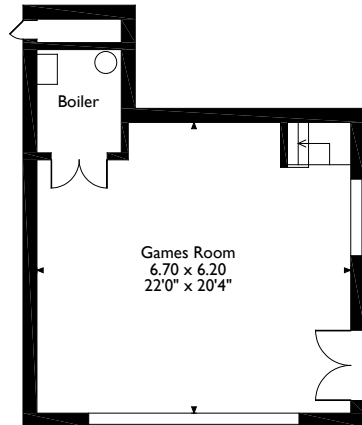
Main House = 134 Sq M/1442 Sq Ft

Annexe = 82 Sq M/881 Sq Ft

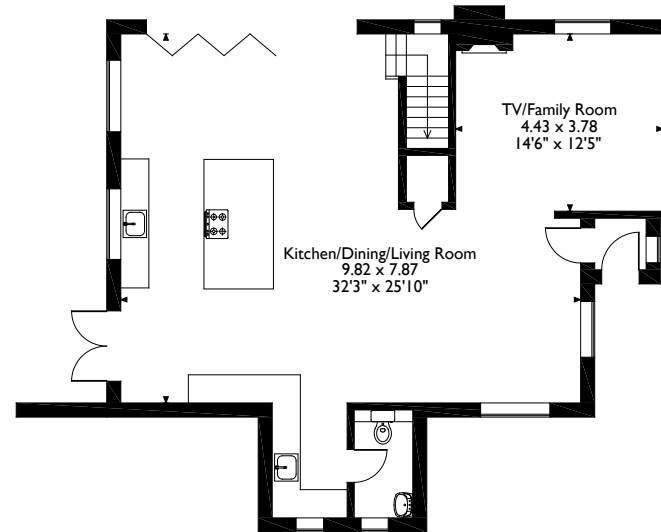
Total = 216 Sq M/2323 Sq Ft



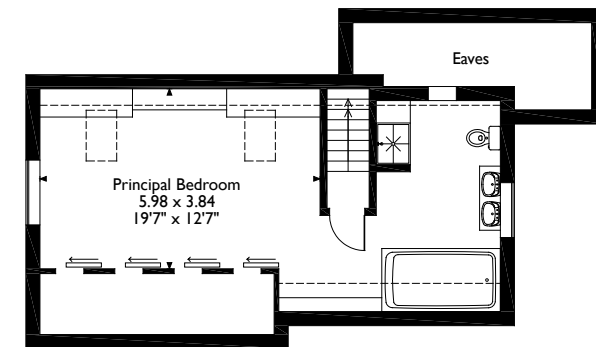
Annexe (First Floor)



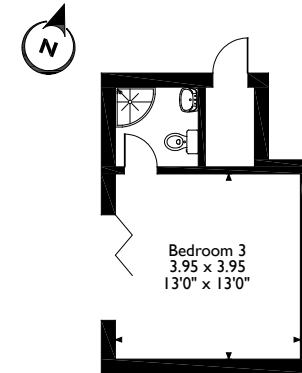
Annexe (Ground Floor)



Ground Floor



First Floor



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**

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