



EXCEPTIONALLY PRESENTED FIVE BEDROOM GATED FAMILY HOME

Trout Rise, Loudwater, Rickmansworth, Hertfordshire, WD3 4JZ

ROBSONS

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KITCHEN/BREAKFAST ROOM • RECEPTION ROOM • DINING ROOM • ENTERTAINMENT ROOM • STUDY • UTILITY • GUEST CLOAKROOM • PRINCIPAL BEDROOM SUITE • SECOND BEDROOM WITH EN-SUITE • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • GATED DRIVEWAY • TRIPLE GARAGE • LANDSCAPED GARDENS

Robsons are pleased to showcase this striking five bedroom three bathroom property, situated on the private Loudwater estate and set behind electric gates on a plot circa 1.7 acres.

This bright and spacious property has an inviting galleried entrance hall, superb kitchen/breakfast room with integrated appliances, centre island/breakfast bar and dining area opening to the garden. The reception room is dual aspect and has a feature fireplace and French doors to the garden. The dining room and dual aspect study also have French doors to the garden. This floor is completed by the entertainment room, utility and guest cloakroom.





To the first floor is the principal bedroom suite with a dressing area, en-suite bathroom and far reaching views from the bay window. There is a second bedroom with an en-suite, three further double bedrooms and the family bathroom on this floor. The property has many additional features to include surround sound, underfloor heating and outside lighting.

The property is approached via a large driveway with electric gates leading to the triple garage, providing off street parking for numerous vehicles. Surrounded by impressive landscaped gardens with a generous patio area, expansive lawn, woodland and exceptional views, together with a spa terrace with hot tub, sauna, fire pit and seating. There is also a detached studio with lighting and heating.

Rickmansworth town centre is a short car ride away, with Marks and Spencer, Waitrose and Tesco food halls. There are a selection of good schools, both private and state within the area including Merchant Taylors', St. Helens, The Royal Masonic School for Girls, Watford Grammar and York House. Rickmansworth station provides a frequent Metropolitan line service to London, Baker Street and the Chiltern turbo fast line service to Marylebone. The M25 is accessible at J17 and J18.

Additional Information

Guide Price: Price on Application

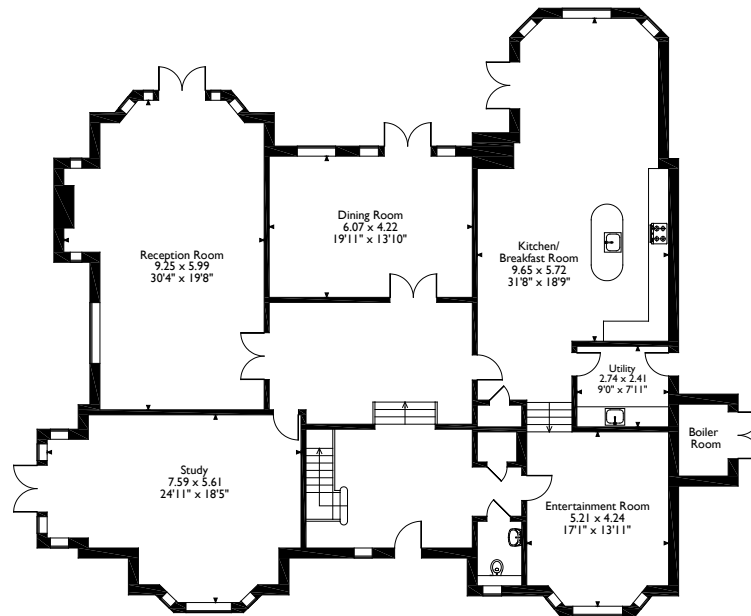
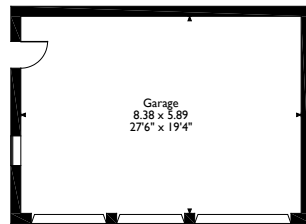
Tenure: Freehold

Local Authority: Three Rivers District Council

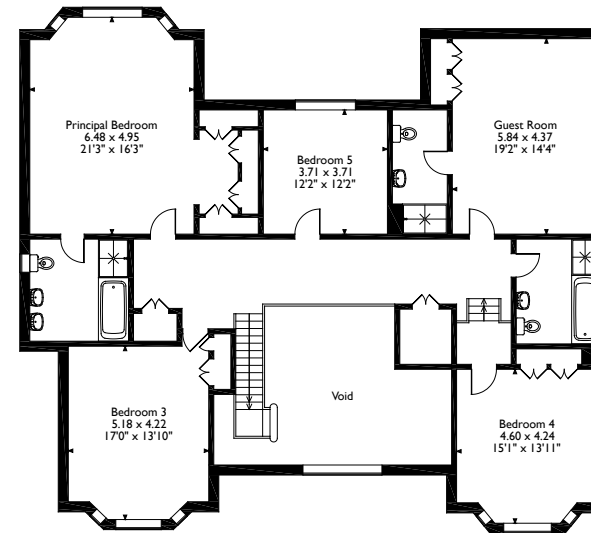
Energy Efficiency Rating: Band B



Trout Rise, Loudwater
 Approximate Gross Internal Area
 Main House = 425 Sq M/4571 Sq Ft
 Garage = 49 Sq M/531 Sq Ft
 Total = 474 Sq M/5102 Sq Ft



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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