



**STUNNING SIX BEDROOM FAMILY HOME PLUS ANNEXE IN PRESTIGIOUS LOCATION**

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Chalfont Lane, Chorleywood, Hertfordshire, WD3 5PP

**ROBSONS**







# STUNNING SIX BEDROOM FAMILY HOME PLUS ATTACHED ANNEXE IN PRESTIGIOUS LOCATION

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**KITCHEN/BREAKFAST/FAMILY ROOM • DRAWING ROOM • DINING ROOM • ENTRANCE HALL • UTILITY • GYM • SAUNA/SHOWER ROOM • GUEST CLOAKROOM • BOOT ROOM • WC • LARGE OFFICE & STORE • PRINCIPAL BEDROOM WITH DRESSING ROOM, EN-SUITE AND BALCONY • GUEST BEDROOM WITH EN-SUITE • TWO FURTHER BEDROOMS WITH DRESSING ROOMS • TWO ADDITIONAL BEDROOMS • TWO BATHROOMS • SHOWER ROOM • ANNEXE WITH LIVING ROOM, KITCHEN, BEDROOM AND EN-SUITE • HEATED SWIMMING POOL • POOL ROOM WITH RECEPTION, BAR AND WC • DOUBLE GARAGE • CAR PORT • GATED CARRIAGE DRIVEWAY WITH FEATURE FOUNTAIN & GARDENS**

This impressive six bedroom detached property, with an attached one bedroom annex with its own front door, is situated in one of Hertfordshire's most prestigious residential areas, in an exclusive lane within reach of Chorleywood village. This family home provides the very highest quality of accommodation and an impeccable finish.

This immaculately presented property provides approximately 9,000sqft of flexible living accommodation set over three floors. This wonderful property has been extended and improved by its present owner, adding the pool and pool house/sauna and is set in 1.25 acres of grounds with a south/west facing orientation and expansive views overlooking farmland to the rear. The house is set back from the road and approached via a gated carriage driveway. There is a welcoming entrance hall leading into the remarkable kitchen/breakfast/family room that opens to the extensive patio area. The accommodation briefly comprises of a drawing room, dining room, guest cloakroom, gym, sauna/shower room, utility, boot room, wc. To the first floor is the principal bedroom suite with dressing room

and en-suite, guest bedroom with en-suite, two bedrooms with dressing rooms, a further bedroom and two family bathrooms. Stairs lead to the second floor where there is an additional bedroom, reception and shower room.

The property is approached via a gated carriage driveway providing leading to the double garage and car port. The landscaped south west facing rear garden has a manicured lawn and mature planting, large patio areas, swimming pool and pool house with a bar, wc, store and plant room.

**PERSONAL INTEREST:** We hereby disclose that a Personal Interest exists which constitutes a Declarable Interest under the Estate Agents Act 1979.

**Tenure:** Freehold **Energy Efficiency Rating:** Band D  
**Local Authority:** Three Rivers District Council







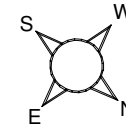








**Ashleigh, Chalfont Lane, Chorleywood**  
**Approximate Gross Internal Area**  
**Main House = 8041 Sq Ft/747 Sq M**  
**Garage = 410 Sq Ft/38 Sq M**  
**Pool House = 472 Sq Ft/44 Sq M**  
**Balcony & Terrace external area = 342 Sq Ft/32 Sq M**  
**Carport external area = 206 Sq Ft/19 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ  
 Tel: 01923 285525 Chorleywood@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)



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