



10 Parsonage Farm, Townfield, WD3 7FN
Asking Price £850,000 Share of Freehold

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gardner

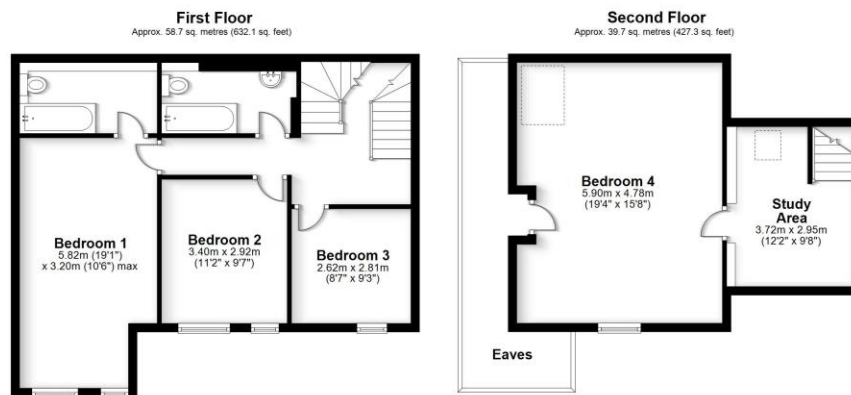
About the property

A most unique Grade II listed property which was built in the 16th Century and located within very easy reach of Rickmansworth Town Centre.

This unique four bedroom home which is part of the original Parsonage Farm in Rickmansworth has plenty to offer. The accommodation comprises of lounge/dining room, kitchen, downstairs cloakroom, three first floor double bedrooms one with en-suite bathroom, family bathroom, second floor bedroom and study. The property further benefits from communal gardens and allocated parking. There is plenty of character with exposed beams and log burner providing ample warmth and adding to the overall feel of the property. The property is located within very easy reach of Rickmansworth town Centre and all it has to offer including bars, restaurants and Rickmansworth Metropolitan Line Station. Call now to book a viewing on this wonderfully individual property.



- Four bedrooms
- Communal gardens
- Allocated parking
- Character property
- Close to town centre
- Well-presented throughout



Total area: approx. 153.8 sq. metres (1655.1 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages & outbuildings. © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Rickmansworth is a thriving town where the hustle and bustle of daily life provides much of the town's exciting environment. With direct transport links into central London via the Metropolitan Line, Rickmansworth Station offers commuters a short 35 minute train journey into the capital. The town also features multiple bus routes into the surrounding areas. A short drive to the M25 motorway enables drivers to travel to Heathrow and Gatwick airports with ease.

At the heart of the town you will find a busy high street filled with a range of local businesses, from cafes like Cinnamon Square and Cafe Deli 122, to the popular Italian restaurant Maurizios. There are also a number of local pubs. The Coach and Horses, The Fox & Hounds and The Feathers to name a few, all offering a lively atmosphere with live music, great food and events through the year.

There are many primary, secondary and independent schools in the area such as Arnett Hills JMI, Royal Masonic School and Rickmansworth School Academy, making it a desirable area for families.

A popular location within the town is the Aquadrome. Covering 100 acres, including a local nature reserve, Batchworth and Bury Lakes, open grassland, areas of woodland, car parking, a café and a children's play area, this picturesque landscape caters for people of all ages. There are also several sports clubs around the town, rugby, tennis and golf to name a few.

Local Authority: Three Rivers District Council

Council Tax: Band E

Approximate floor area: 1655.1 sq ft

Tenure: Share of Freehold

Nearest Station: 0.3 miles to Rickmansworth

Distance to Town Centre: 0.6 miles to Rickmansworth

Nearest Motorway: 2 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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