



BEAUTIFULLY PRESENTED PERIOD COTTAGE ON THE COMMON

South Lodge, Dog Kennel Lane, Chorleywood, Hertfordshire, WD3 5EE



- **KITCHEN • RECEPTION ROOM**
- **SPACIOUS DINING ROOM/LOUNGE**
- **GUEST CLOAKROOM • MASTER BEDROOM**
- **TWO FURTHER BEDROOMS • DRIVEWAY**
- **BEAUTIFUL GARDEN • EV CHARGE POINT**

A rare opportunity to acquire one of only a handful of properties with the benefit of overlooking the stunning Chorleywood Common. A distinguished and deceptively spacious period residence is nestled in a sought-after discrete enclave; convenient for all the amenities located in the Village. It benefits from being a short and pleasant walk across the common from Chorleywood Station.

This beautiful family home has a welcoming feel that retains many original period features that balance well with the modern interior and boasts approximately 1600sqft of living space arranged over two floors with a generous amount of bespoke built-in storage in every room.

The stylish, modern farmhouse kitchen has a range cooker, granite worktops and a stone floor. It opens out into a beautiful modern dining room and garden room with oak flooring; a perfect space for entertaining. Three sets of French doors enable the entire rear of the property to open out onto the patio and garden.

The downstairs is complemented by a welcoming and cosy reception room with working fireplace, a boot room, and guest cloakroom.





To the first floor is a principal bedroom with stylish fitted Hammond wardrobes and two further double bedrooms, together with a sizable family bathroom with a roll top bath, a shower cubicle and an Italian marble floor.

There is ample parking, both at the front of the house (complete with EV charge point), and to the rear, via a paved off-road driveway.

To the rear of the house is a beautiful, secluded cottage garden, with well established perennial plants and an original 1930s magnolia. The stone patio courtyard is a sun trap, perfect for entertaining, and the wood barbecue deck to the rear of the garden boasts views of Chorleywood Common.

The front door opens onto Chorleywood Common itself; a rare and magical benefit perfect for families, dog owners, or those who simply enjoy being immersed in nature and the changing seasons.

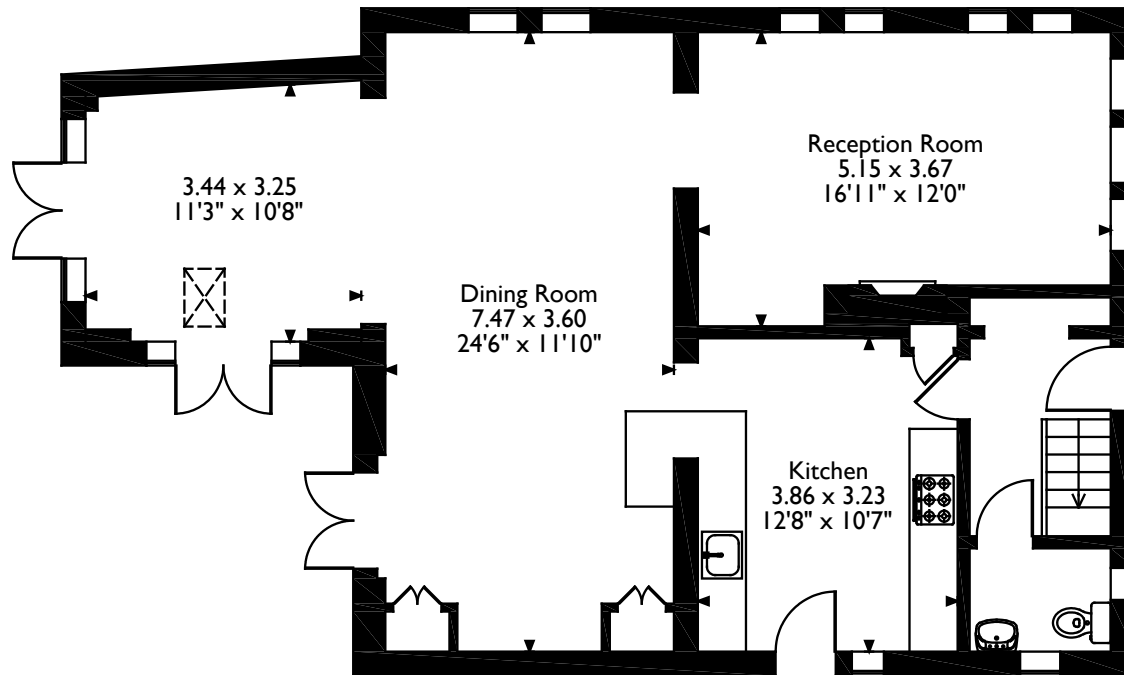
Families will appreciate the proximity to several "Outstanding" primaries and forest schools, with additional local options for private schooling.

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. 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.

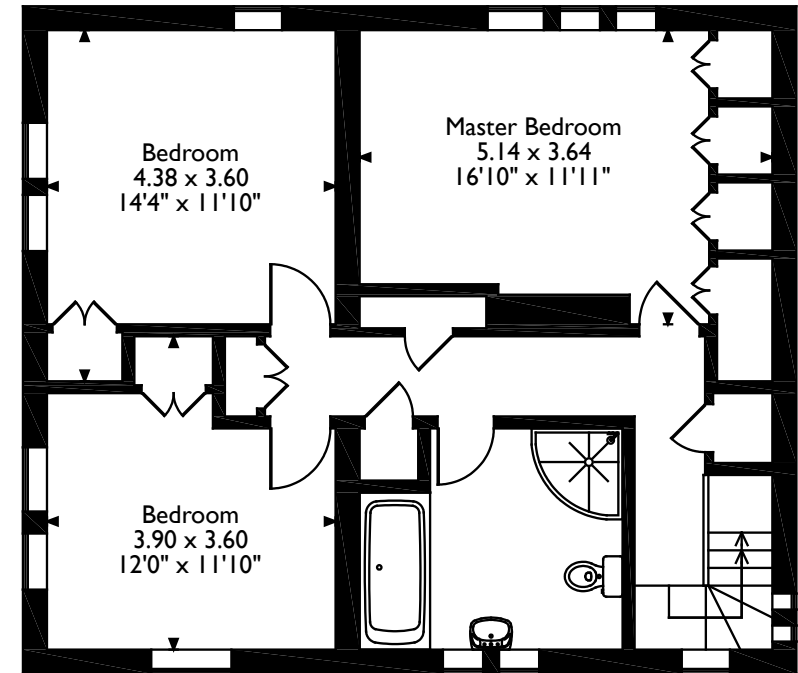


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Approximate Gross Internal Area 152 Sq M/1636 Sq Ft



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.

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