



STUNNING SEVEN BEDROOM FAMILY HOME WITH ANNEXE IN PRIME LOCATION

Valley Road, Rickmansworth, Herts, WD3 4DT





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- GROUND FLOOR - FOUR RECEPTION ROOMS • SPACIOUS KITCHEN • GAMES ROOM • LOUNGE • DINING ROOM • STUDY**
- **TWO BEDROOM ANNEXE WITH BATHROOM, LOUNGE, KITCHEN AND OWN GARDEN • FIRST FLOOR - PRINCIPAL BEDROOM WITH DRESSING ROOM & TECO MULTI POINT SHOWER/STEAM CABIN • THREE ENSUITE BEDROOMS PLUS FURTHER BEDROOM • FAMILY BATHROOM**
 - **SECOND FLOOR - MOVIE ROOM & SEPARATE STUDY AREA • CARRIAGE DRIVEWAY & DOUBLE GARAGE**
 - **BEAUTIFUL GARDEN WITH OFFICE & GYM**
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A truly exceptional seven bedroom, detached family home, incorporating a stunning two bedroom adjoining annexe.

Caenwood is situated in a prime location and within a short walking distance to Rickmansworth on the very popular Valley Road, close to local amenities, schools and excellent transport links.

Offering nearly 5500 sq ft of luxurious accommodation over three well-appointed levels, the ground floor comprises a welcoming reception hall with doors leading to the principal reception rooms, a spacious dining room featuring a contemporary glass fronted gas fire and double doors open into a light and bright games room and bi fold doors leading out to the terrace which is perfect for al fresco dining in the summer months.

The superb kitchen was fitted by KBA Interiors and includes a range of high gloss wall, floor and glazed display units, a central island with a breakfast bar and integrated Neff appliances including a five zone induction hob with down-draught extractor, two ovens, combi oven and steam oven, plus two warming drawers. The family room opens out to the terrace, barbecue space and garden via three sets of bi folding doors. To the front of the house is a study/playroom and a cloakroom which completes the ground floor. The annexe can be accessed through the games room.

To the first floor is a principal bedroom, with dressing room and a raised area providing a Teco multi point shower/steam cabin, twin jacuzzi vanity basins and an enclosed WC. French doors open out to a decked terrace with access to the garden. There are three further bedrooms all with fully tiled ensuite shower or bathrooms and a fifth bedroom plus a fully tiled family bathroom with jacuzzi spa bath.







On the second floor is a movie room with blackout blinds and feature lighting together with a study or play area.

The two bedroom annexe can be accessed through its own private entrance porch. This is a fabulous addition to the main house and features a sitting room with bi fold doors taking you outside to a terrace which is a great space for entertaining. There is also a spacious kitchen. The principal bedroom has a vaulted ceiling and a dressing room. There is a bathroom with bath, separate shower, hand basin and WC. The annexe also has the benefit of its own private garden.

Externally this desirable property boasts a very generous carriage driveway with a double garage, providing off-street parking for multiple vehicles. The attractive rear garden provides a beautiful setting for this stunning home and has numerous entertaining areas with a great terrace for the summer barbecue and a raised decked area to the rear of the principal bedroom. The garden is laid to lawn with a meandering path with pretty borders that lead to an exceptional garden office which is great for the homemaker and has the benefit of air conditioning/heating and a cloakroom. Potentially there is space for a kitchen and bathroom area to be here if a second self-contained annex is desired (STPP / BCA), or a gym and fitness suite.

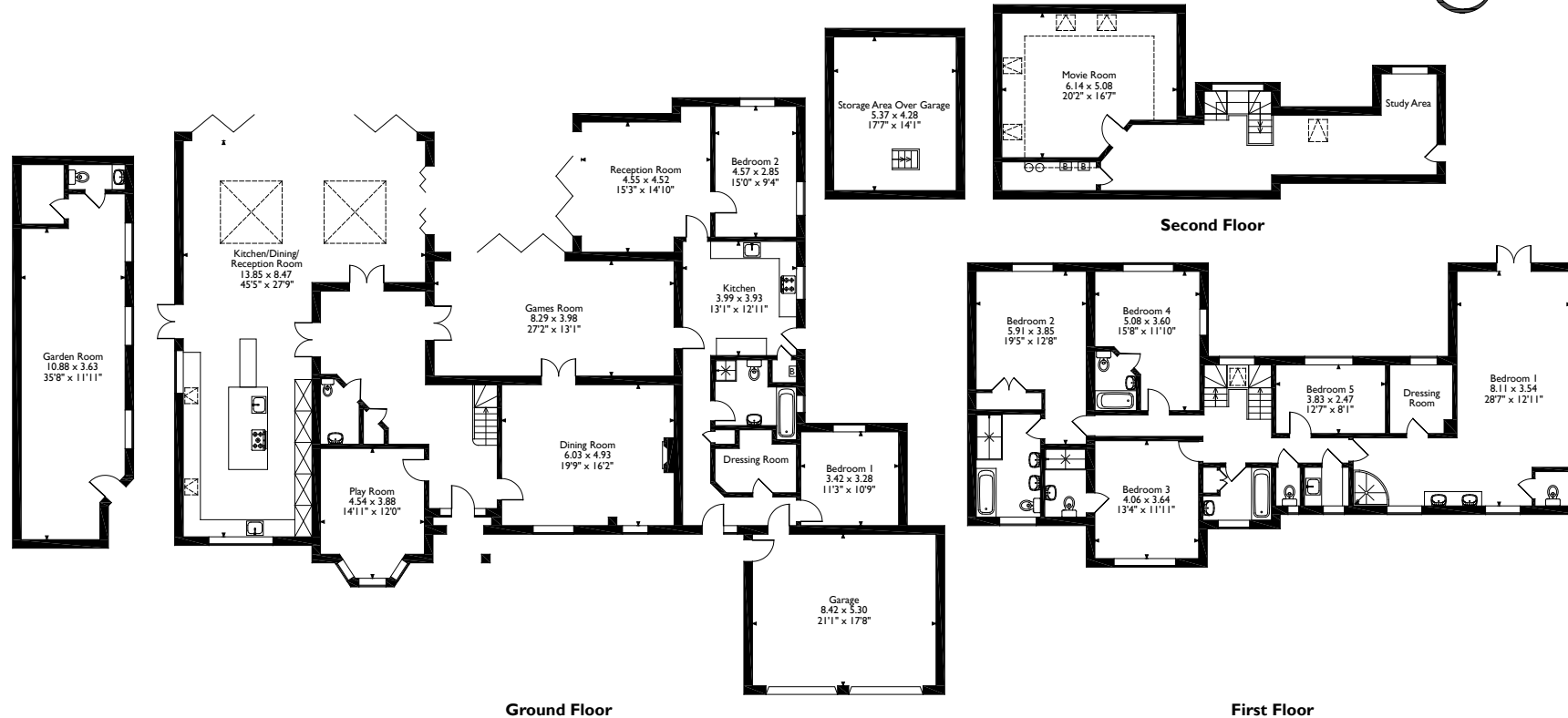
Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax: Band H
Energy Efficiency Rating: Band C





Valley Road, Chorleywood
 Approximate Gross Internal Area
 Main House = 505 Sq M/5435 Sq Ft
 Garage = 57 Sq M/614 Sq Ft
 Outbuilding = 46 Sq M/499 Sq Ft
 Total = 608 Sq M/6548 Sq Ft



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.



130 High Street, Rickmansworth, WD3 1AB
 Tel: 01923 777762 rickmansworth@robsonswb.com
www.robsonswb.com

www.
 the
 londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

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