



IDYLIC GRADE II LISTED THREE BEDROOM SEMI DETACHED COTTAGE

Moor Lane, Sarratt, Chorleywood, Herts, WD3 6BY



- **KITCHEN/BREAKFAST ROOM**
- **DINING/RECEPTION ROOM**
- **SITTING ROOM**
- **THREE BEDROOMS**
- **FAMILY BATHROOM**
- **WET ROOM/GUEST CLOAKROOM**
- **SEPARATE BARN RENOVATION WITH MUSIC STUDIO/OFFICE, TV DEN AND UTILITY ROOM**
- **SECLUDED GARDENS WITH PICTURESQUE SETTING**

Robsons are pleased to present this delightful three bedroom Grade II listed cottage with barn renovation with ample character and charm. This property is situated within the heart of Chess Valley in a picturesque and secluded setting with absolutely breathtaking views.

The cottage has beamed ceilings together with wooden flooring and comprises of a lovely reception/dining room with feature fire place, a sitting room with a beautiful brick fire place with wood burning stove and a bay window providing stunning views of the garden.

The kitchen is entered through a stable door and has a variety of wall and base units, a range cooker and ample space for a table and chairs. Completing the ground floor is a wet room and guest cloakroom.





To the first floor there is a principal bedroom with oak beams, wooden floors and double aspects windows with views of the garden, two further bedrooms one with feature fireplace and a family bathroom.

Externally this lovely property is surrounded by beautiful gardens with a variety of shrubs, trees and hedges. There is also a patio area, perfect for al fresco dining in the summer months. A gravel driveway leads to the cottage and barn with parking for two vehicles.

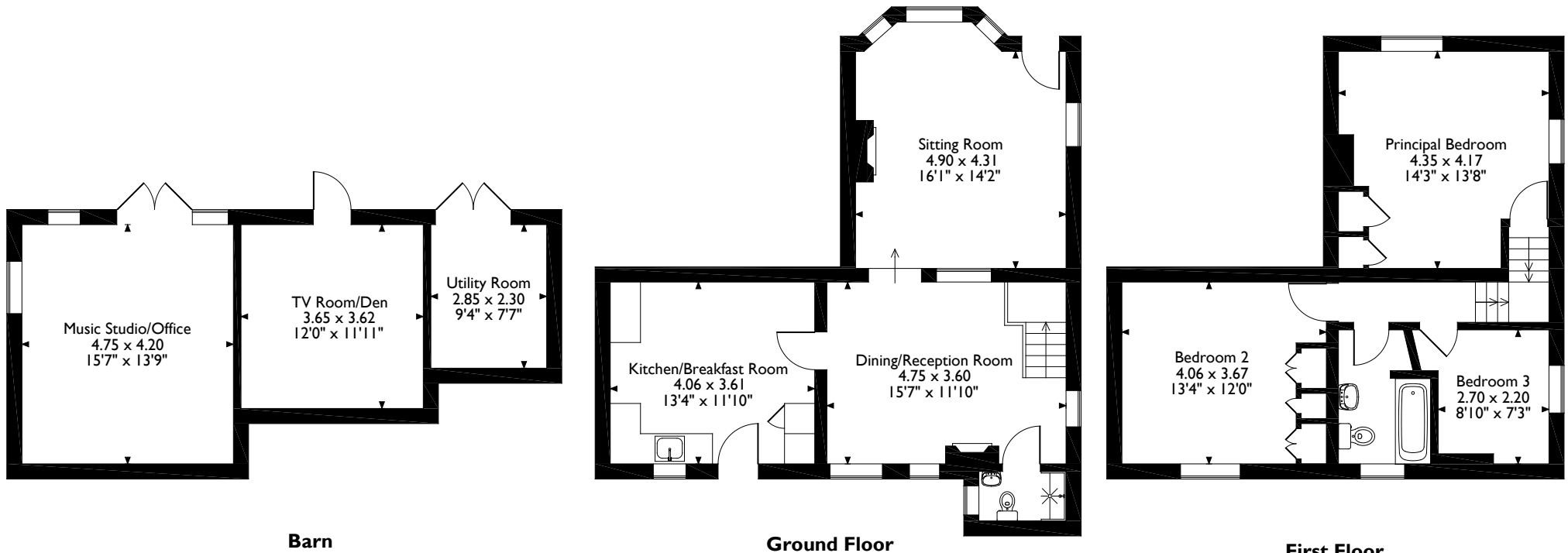
This property also boasts a renovated barn, comprising of a music studio/office, TV den and utility room.

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. 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.

Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax: Band F



The Old Cart and Horses, Moor Lane, Sarratt, Chorleywood, Hertfordshire
 Approximate Gross Internal Area
 Main House = 105 Sq M/1130 Sq Ft
 Barn = 41 Sq M/441 Sq Ft
 Total = 146 Sq M/1571 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.



2 New Parade, Chorleywood, WD3 5NJ
 Tel: 01923 285525 chorleywood@robsonswb.com
www.robsonswb.com



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.