



**GRADE II LISTED LITTLE ORCHARD SET WITHIN A PICTURESQUE & PRIVATE SETTING**

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Redhall Lane, Chandlers Cross, Herefordshire, WD3 4LS



TWO RECEPTION ROOMS • DINING ROOM  
• KITCHEN/PANTRY • UTILITY ROOM/BOOT  
ROOM/GUEST CLOAKROOM • STUDY •  
PRINCIPAL BEDROOM WITH DRESSING ROOM  
• FOUR FURTHER BEDROOMS • FAMILY  
SHOWER ROOM • CARRIAGE DRIVEWAY &  
PARKING FOR MULTIPLE CARS • GARAGE, LARGE  
OUTBUILDING & SUMMERHOUSE • SITUATED  
ON A PLOT OF OVER 2 ACRES

'Little Orchard' is a charming and characterful Grade II listed family home with some parts dating back to the 17th Century. This quaint home has a wealth of period features, to include delightful fireplaces, with exposed timber frames and beamed ceilings and is surrounded by breathtaking gardens. This exceptional five-bedroom family home is set across three floors whilst occupying a private and peaceful location.

Upon entering the property, you are greeted by a generous, welcoming hallway with a guest cloakroom and stairs to the first floor. Off the hallway is a cosy front aspect reception room with feature wood burner and a spacious dining room with parquet flooring, a beautiful stone fireplace and exposed beamed ceilings. The impressive, open-plan kitchen / reception room offers a range of fitted cabinets along with a gas-fuelled Aga, a utility/boot room and a pantry. The reception room has a feature coal fireplace and two sash windows overlooking the stunning gardens.





To the first floor is a principal bedroom with fitted wardrobes, a dressing room and a bathroom alongside the bedroom, three further double bedrooms, with two benefiting from fitted wardrobes and a family bathroom. To the third floor is a fifth bedroom and a study.

The property is situated on a plot of over 2 acres providing a picturesque setting surrounded by lawns, mature trees, shrubs and a pond. To the side of the property is a covered courtyard and to the front is a large blocked paved sun terrace with a path to a patio area to enjoy outside dining in the summer months with breathtaking views of the gardens. In addition, there is a garage for storage, two sheds, a summer house and a large outbuilding, reputedly the original Chandlers Cross school house, that could be utilised as stables or as a home office/gym.

Chandlers Cross is a small hamlet situated in a prime location, set within beautiful open countryside, just outside Croxley Green and Loudwater. The property is close to the acclaimed Grove Hotel Golf and Country Club and within easy access of both Watford and Rickmansworth, offering a mix of shops, restaurants and cafes, as well as the food halls. Rickmansworth station offers both the Metropolitan line to Baker Street and the City, as well as the Chiltern line to Marylebone. There is a good selection of schools within the area, both state and private.

Tenure: Leasehold - 999 years from 1979  
Local Authority: Three Rivers District Council  
Council Tax: Band G



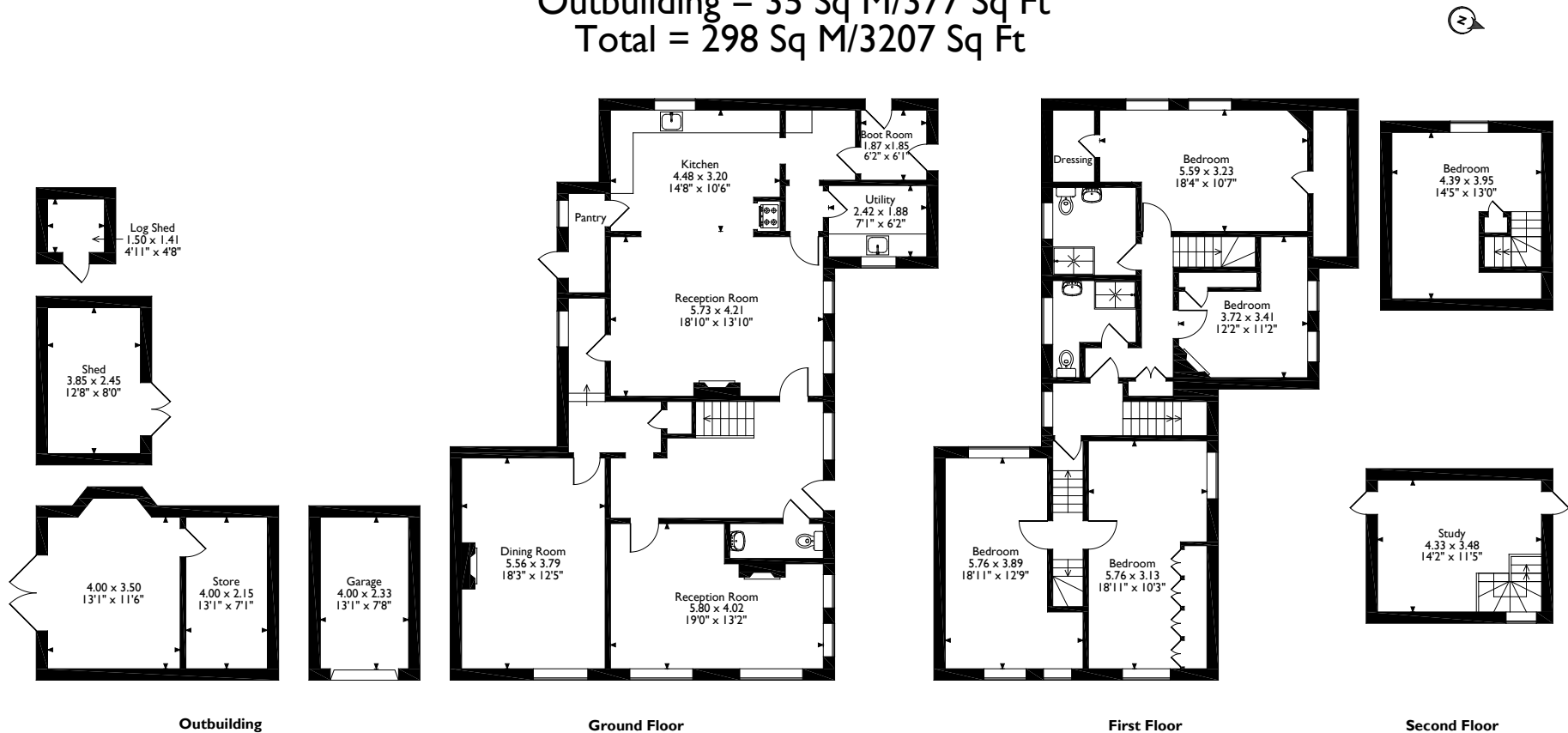
# Redhall Lane Chandlers Cross, Rickmansworth, Hertfordshire

Approximate Gross Internal Area  
Main House = 254 Sq M/2733 Sq Ft

Garage = 9 Sq M/97 Sq Ft

Outbuilding = 35 Sq M/377 Sq Ft

Total = 298 Sq M/3207 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, Hertfordshire, WD3 1AB  
Tel: 01923 777762 Rickmansworth@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1