



STUNNING SIX BEDROOM, FOUR BATHROOM FAMILY HOME IN PRESTIGIOUS LOCATION

Trout Rise, Loudwater, Rickmansworth, Hertfordshire, WD3 4JR

ROBSONS

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**RECEPTION ROOM & TV ROOM • BESPOKE
KITCHEN/ORANGERY & SNUG • STUDY / GYM
/ GUEST CLOAKROOM • PRINCIPAL
BEDROOM WITH ENSUITE • FIVE FURTHER
BEDROOMS • THREE FAMILY BATHROOMS
(TWO ENSUITES) • EXTENSIVE REAR GARDEN &
THE ART HOUSE • OFF-STREET PARKING**

Description

Robsons are pleased to showcase this stunning six bedroom, four bathroom detached family residence in excess of 4,600 sq. ft. with a beautiful, private garden and off street parking for multiple cars. This property is positioned in the heart of the sought-after Loudwater Estate.

The ground floor comprises a welcoming entrance hallway with a bespoke staircase to the first floor, under stairs storage and a guest cloakroom. There is a front aspect reception room, with beamed ceilings, feature fire place and French doors opening out to the garden leading to a home office with fitted storage and underfloor heating. Both rooms benefit from views of the garden.

The impressive, open-plan kitchen/orangery and snug have been designed to create the ideal entertaining space with two sets of French doors opening out to the garden. The bespoke kitchen offers luxury fitted units providing ample storage space, granite worktops, integrated appliances including a Range Master, a large kitchen island with a circular breakfast bar and a wine cooler. The snug has a brick slips feature wall and wood burner.

Off the kitchen is a large utility room with a wine cooler and a TV room with underfloor heating and wooden, bi fold doors opening out to the impressive garden.













Completing the ground floor is a gym/playroom.

To the first floor there is a small snug on the landing, an attractive principal bedroom with a feature brick slip wall, fitted wardrobes and units and a modern ensuite bathroom with roll top bath tub and shower cubicle. There are three further bedrooms, two with ensuites and all benefiting from fitted wardrobes and a luxury family bathroom. The second floor hosts two further bedrooms with fitted wardrobes, desks/storage and an ensuite shower room. All four bathrooms benefit from underfloor heating.

Externally, this remarkable home is surrounded by breathtaking gardens, laid to lawn with tall trees, shrubs and flowerbeds, providing a level of privacy. There are two patio areas both with electric awnings. Steps lead to a sunken seated area, with a feature rock face wall and a water fountain. Further steps take you to a large patio area overlooking the garden to enjoy al fresco dining. The Art House, currently used as a craft room, could also be utilised as an office, music studio or playroom, features a small kitchen, fitted storage and a WC. Outside The Art House is a raised area, decked with Millboard and a large Jacuzzi. To the front of the property is a driveway providing off-street parking for several cars, a garden and side access to the rear garden.

Location

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. 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.

Additional Information

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



Approximate Gross Internal Area
 Ground Floor = 188.3 sq m / 2,027 sq ft
 First Floor = 121.7 sq m / 1,310 sq ft
 Second Floor = 52.1 sq m / 561 sq ft
 Outbuildings = 72.4 sq m / 779 sq ft
 Total = 434.5 sq m / 4,677 sq ft

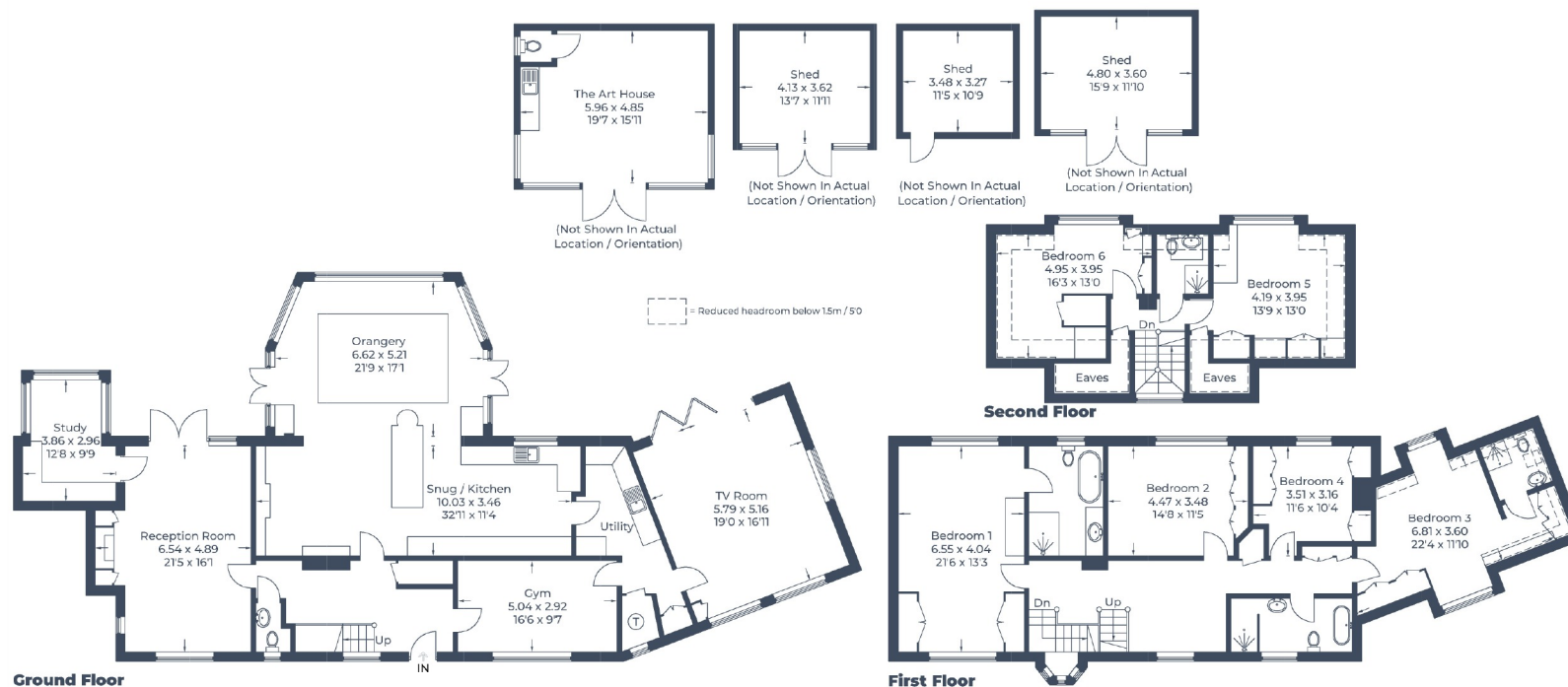


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130 High Street, Rickmansworth WD3 1AB
 Tel: 01923 777762 Email: rickmansworth@robsonswb.com
www.robsonswb.com

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