



Clockhouse Mews, Chorleywood, Rickmansworth  
Guide price: £825,000 Freehold

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# About the property

Nestled within the serene and historic grounds of Chorleywood House, this exceptional three-bedroom period conversion presents a rare opportunity to own a home rich in character, complete with original features and elegant proportions. Perfectly positioned overlooking Chorleywood Tennis Club and just a short stroll from Chorleywood Common, the property effortlessly combines timeless charm with modern comfort.

Upon entering, a generous entrance hall welcomes you with ample storage and a convenient downstairs cloakroom. The heart of the home is the open-plan living and dining area, which flows beautifully into a well-appointed kitchen, ideal for both entertaining and everyday living.

Upstairs, the principal bedroom boasts an ensuite bathroom, while two further bedrooms are served by a stylish and contemporary family bathroom.

To the rear, a private, landscaped courtyard-style garden provides a peaceful outdoor retreat, complete with rear access. The property also benefits from allocated parking and a garage to the front, offering practicality in an exclusive setting.

Additional highlights include potential to extend (subject to planning permission), high ceilings, and a host of period features that add to the home's unique appeal.

Set within a quiet, prestigious development, this is a truly rare and distinctive home that must be viewed to be fully appreciated.

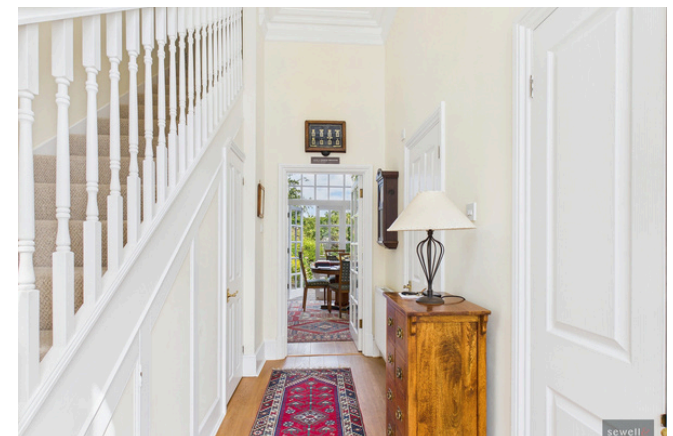
Local Authority: Three Rivers District Council

Approximate floor area: 901 sq ft

Tenure: Freehold

Council Tax Band: F

Maintenance charge: £650 per annum

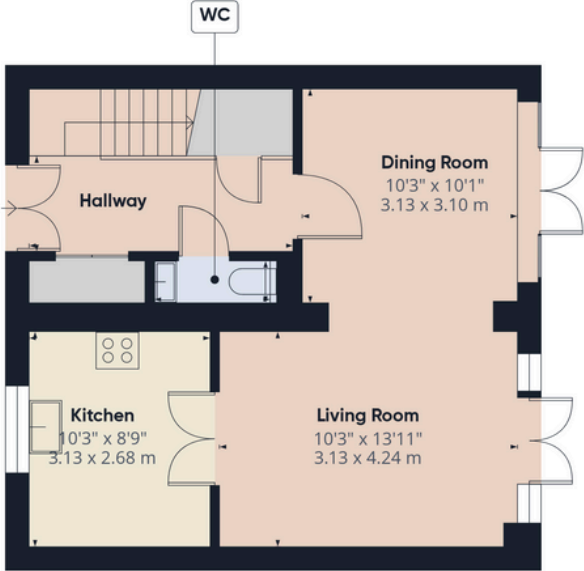


# Key features

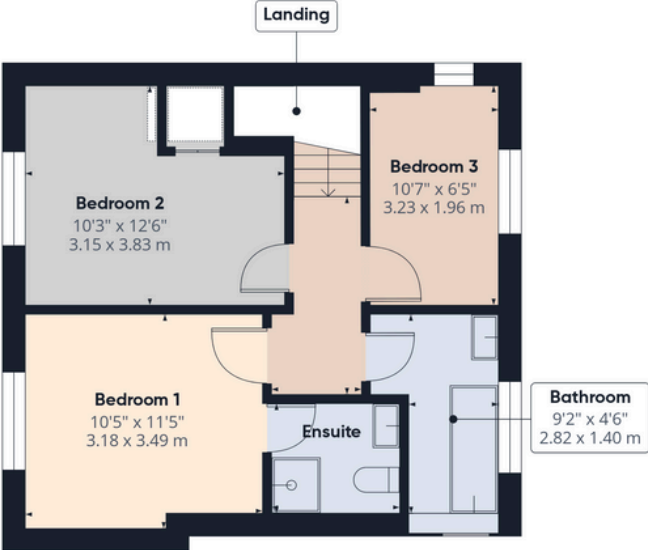
- Three bedrooms
- Period property
- Within the grounds of Chorleywood House
- Well-presented throughout
- A short walk to Chorleywood Common
- Allocated parking



# Floorplan



Floor 0



Floor 1

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Approximate total area<sup>(1)</sup>

901 ft<sup>2</sup>  
83.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Area Information

Named one of the happiest places to live, Chorleywood has many beautiful aspects, including rolling landscapes, thriving local businesses and much sought-after schooling. One of the main features within the village is Chorleywood Common, 200 acres of woodland and open countryside, home to a vast array of wildlife and a great spot for bike rides, dog walks and sporting events.

At the heart of the village you will find a high street filled with a range of local businesses, from coffee shops like Roots, to the popular home store Lords. There are also a number of local pubs like The Gate, The Rose and Crown and the Black Horse, offering locally sourced produce and a family friendly environment throughout the week.

Chorleywood station provides a frequent metropolitan line and Chiltern turbo services to central London, in as little as 30 minutes. This key link into central London enables commuters as well as day trippers to venture into the capital. The M25 motorway is only a 5 minute drive from the village and will take you to Heathrow airport in as little as 20 minutes.

The village also benefits from outstanding primary schools including Chorleywood Primary and Christ Church C of E. One of the top public secondary schools in the area, St Clement Danes is also located in the village. The mixed academy school provides its pupils with top of the range facilities in sports, science and performance arts along with many others.

- 0.9 miles to Croxley station
- 1.2 miles to Chorleywood
- Nearest Motorway: 0.6 miles to M25

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.



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Contact Sewell & Gardner on 01923 776400 or [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)