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BATCHWORTH HEATH, RICKMANSWORTH, WD3 1QB



GUIDE PRICE....£2,250,000....FREEHOLD

Set on plot of over half an acre, this beautiful six double bedroom Grade II listed house (4234 sq. ft/393.4 sq. m) has the perfect balance of character, combined with contemporary features and has been updated to a high standard by the present owners. It is tucked away in an idyllic location overlooking Batchworth Heath, yet is just over a mile away from Northwood town centre offering a wide selection of shops, restaurants and the Metropolitan line train station. Recreational facilities nearby include David Lloyds sport club, Holland & Holland shooting grounds and a selection of golf clubs. Highly regarded state and private schools are also within easy reach. The flexible living accommodation includes a substantial (874 sq. ft) open plan family living, kitchen and dining room. There are three further reception rooms, a snug with an inglenook fireplace, a study, store room and a utility room. The first floor main bedroom benefits from a dressing area, a walk-in wardrobe and an en-suite bath/shower room. There is a sitting room, two more bedrooms and three bathrooms (one en-suite). The second floor has three double bedrooms. Outside the front gravel drive offers off street parking and the 28' double garage has an electric door and stairs to a first floor gym/store room. The landscaped garden sweeps round the side and rear of the property and includes two large patio areas, fish ponds, a concealed kitchen garden for growing vegetables and two greenhouses. The garden is surrounded by greenbelt land giving the area a semi rural feel. The property has the advantage of being offered with no upper chain.

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COUNCIL TAX

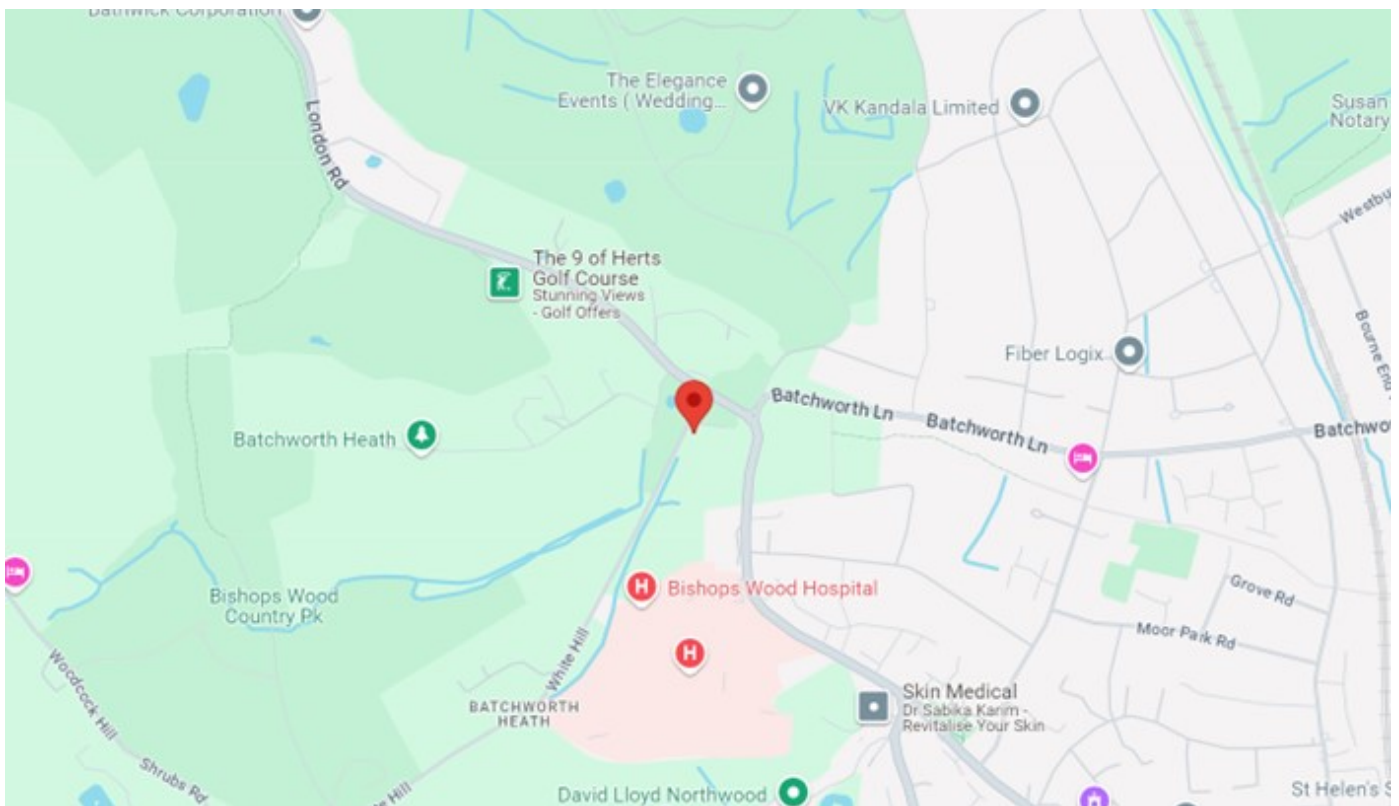
Three Rivers District Council - Band H - £4,399.74

LOCAL SCHOOLS

Eastbury Farm Primary School - 1.29 Miles
St Mary's Rickmansworth CofE Primary School - 1.4 Miles
St Martin's School - 0.61 Miles
London School of Theology - 0.81 Miles
Merchant Taylors' Prep School - 1.06 Miles

LOCAL TRANSPORT

Moor Park Station (Metropolitan Line) - 1.2 Miles
Northwood Station (Metropolitan Line) - 1.4 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Batchworth Heath

Approximate Gross Internal Area

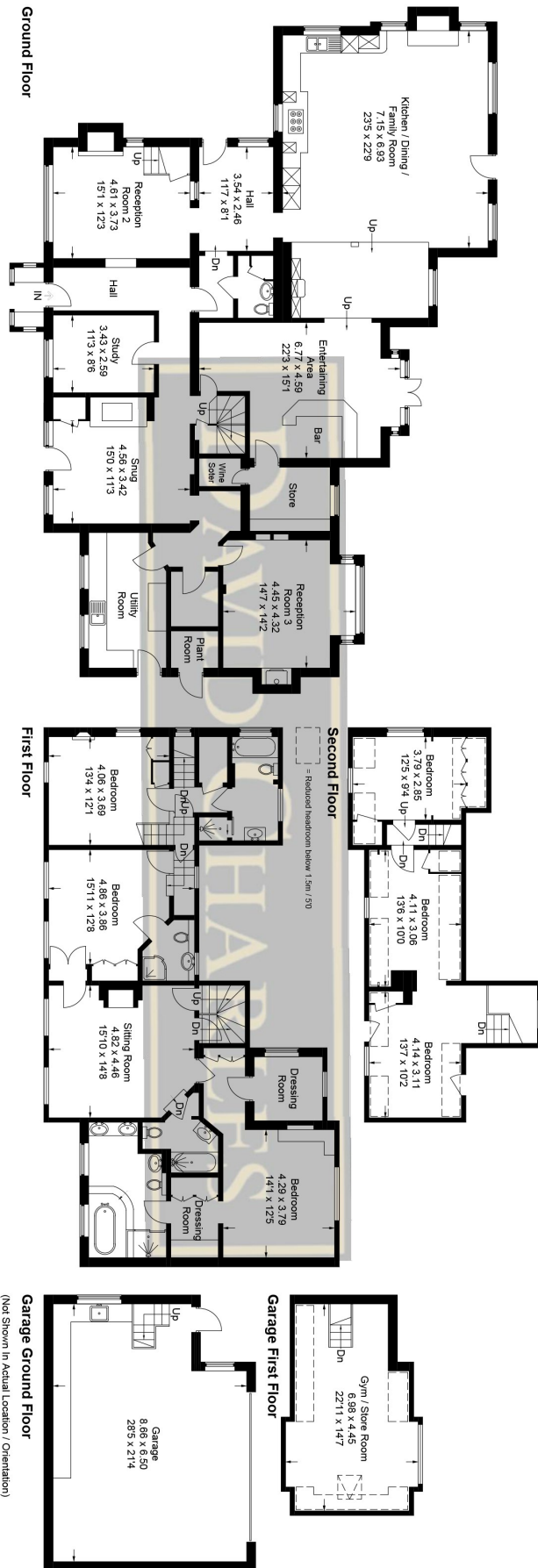
Ground Floor = 222.1 sq m / 2,390 sq ft

First Floor = 123.1 sq m / 1,325 sq ft

Second Floor = 48.2 sq m / 519 sq ft

Outbuilding = 78.9 sq m / 849 sq ft

Total = 472.3 sq m / 5,083 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.