JOHN ROBERTS & Co
estate agents

Homefield Road, Chorleywood, WD3 5QJ

Guide Price £2,550,000

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- ARTS & CRAFTS HOUSE - DESIGNED BY NOTABLE BRITISH ARCHITECTS IMRIE & ANGELL
- SITUATED ON A PRIVATE ROAD - SHORT WALK TO THE VILLAGE & STATION
- THREE RECEPTION ROOMS & STUDY
- LANDSCAPED REAR & SIDE GARDENS
- NO ONWARD CHAIN
- HIGHLY DESIRABLE TUCKED AWAY CENTRAL CHORLEYWOOD VILLAGE LOCATION
- FIVE BEDROOMS / THREE BATHROOMS
- KITCHEN WITH VAULTED CEILING
- GARAGE AND PARKING FOR SEVERAL VEHICLES
- EPC RATING: D

Austillay is an exceptional 'Arts & Crafts' five-bedroom family home, beautifully presented and ideally positioned on a private road in the heart of Chorleywood Village. Completely re-furbished in 2012, the property combines elegant styling with an abundance of charm and character, this superbly appointed property offers versatile accommodation throughout.

The ground floor features a stunning kitchen with a vaulted ceiling, flooding the space with natural light. Adjacent to the kitchen are the dining hall and family room, complete with a wood-burning stove, creating a wonderful open-plan living environment while remaining separate from the impressive principal sitting room. Extending to over 34 feet in length, the sitting room enjoys a striking large inglenook fireplace and French doors opening directly onto the rear garden. A generous study with vaulted ceiling provides an ideal work-from-home space, while two cloakrooms and covered access to the double garage complete the ground floor accommodation.

The first floor comprises five well-proportioned bedrooms and three bathrooms. The principal suite benefits from extensive built-in storage and a spacious en-suite bathroom with a separate shower. The guest bedroom also features fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

To the front of the property, there is ample driveway parking for several vehicles together with access to the double garage. The beautifully landscaped rear garden features a large patio area adjoining the house and an expansive lawn, perfectly suited for family recreation. Adjacent to the property is lawned area of garden.

Austillay represents a rare opportunity to acquire a distinguished village residence of exceptional quality in one of Chorleywood's most sought-after settings.

SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a Chiltern Line/Met Line service into London. For those who drive, there is access to the M25 at junctions 17 and 18. Schooling, both state and private, is available within the district and surrounding areas. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

VIEWINGS:

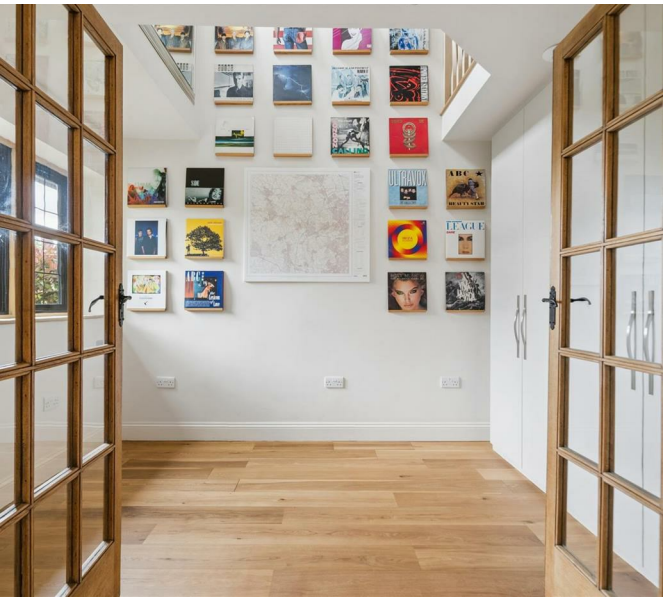
By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

TENURE:

Freehold

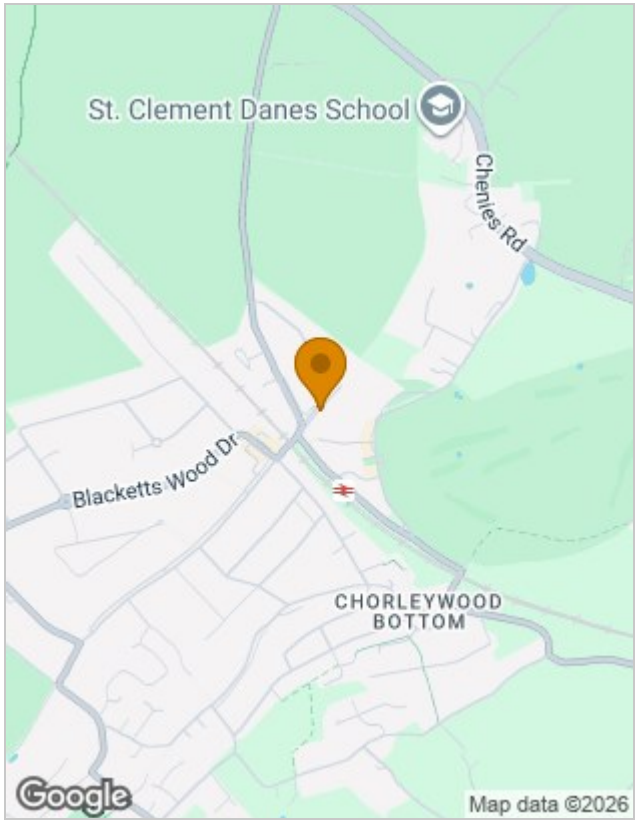
COUNCIL:

Three Rivers DC

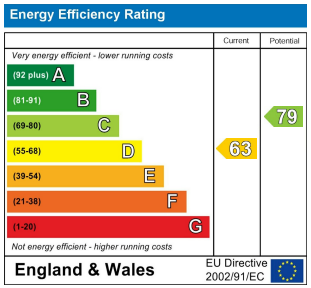


Floor Plans

Location Map



Energy Performance Graph



Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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