



JOHN ROBERTS & Co
estate agents



Beechcroft Shire Lane, Chorleywood, WD3 5NU
Guide Price £1,395,000



4



2



2



D



Beechcroft Shire Lane

Chorleywood, WD3 5NU

- EXCEPTIONAL FOUR BEDROOM EDWARDIAN HOME
- OUTSTANDING BESPOKE CABINETRY TO KITCHEN/DINING ROOM WITH MARBLE ISLAND
- BEAUTIFUL FAMILY BATHROOM WITH ROLL-TOP BATH AND SHOWER OVER
- UTILITY/LAUNDRY CUPBOARD
- PARKING FOR SEVERAL CARS
- ELEGANT SITTING ROOM WITH VIEWS TO THE GARDEN
- FOUR CHARMING BEDROOMS
- WEALTH OF PERIOD FEATURES & FIREPLACES
- WALKING DISTANCE TO VILLAGE, STATION AND EXCELLENT SCHOOLS
- EPC: D

An outstanding four-bedroom Edwardian home, ideally situated within walking distance of Chorleywood village, the station, and highly regarded schools. This exceptional semi-detached residence has been skilfully renovated and extended to an exacting standard, creating a stylish and highly desirable family home.

The impressive stained-glass front door opens into an entrance porch and a welcoming hallway, showcasing the property's original staircase and period character.

At the heart of the home is a stunning open-plan kitchen, dining and family room. The bespoke painted solid-wood kitchen features a luxurious marble island, a Britannia black range cooker, and a Quooker tap. Large rooflights flood the space with natural light. A separate utility cupboard discreetly houses the laundry appliances.

The elegant dual-aspect sitting room has views over the rear garden and has a cosy log burner. In addition, there is a spacious separate reception room with log burner, currently used as a study. A beautifully appointed cloakroom completes the ground floor.

The first floor offers four beautiful bedrooms. The principal bedroom features fitted wardrobes and a character fireplace, while bedrooms two, currently a stunning cinema room, and three, also retain attractive period fireplaces. Bedroom four is a single bedroom and would equally serve as an ideal home office. The family bathroom has been thoughtfully designed to complement the age and character of the property, featuring a roll-top bath with shower over, and glass screen.

To the rear, the delightful garden with, mature hedging, is mainly laid to lawn. A stylish patio with a variety of seating areas, allows enjoyment of both sun and shade throughout the day. A striking bespoke iron gate provides access to the gravel driveway featuring attractive box topiary and provides off-street parking for several vehicles. The property also benefits from a spacious single garage and an electric charging point.



LOCATION

Chorleywood is a popular place to live, offering the perfect combination of beautiful countryside with close proximity to central London. As well as excellent rail links on both the Metropolitan Line into the city and Chiltern Line to Marylebone, there's also easy access to the M25 at Junctions 17 and 18. Heathrow is also close by.

Sought-after schooling for all ages, both state and private, is just one reason families choose to live here, and the village centre offers a selection of independent shops and cafes. Leisure facilities include Chorleywood Common with almost 200 acres of woodland and grassland. The Chorleywood House Estate is a nature reserve with ancient woodland and footpaths to the beautiful River Chess. In addition, there are clubs for football, cricket golf and tennis for all ages.

COUNCIL TAX

Three Rivers District Council Band G : £4049.41 (2026/27)

TENURE

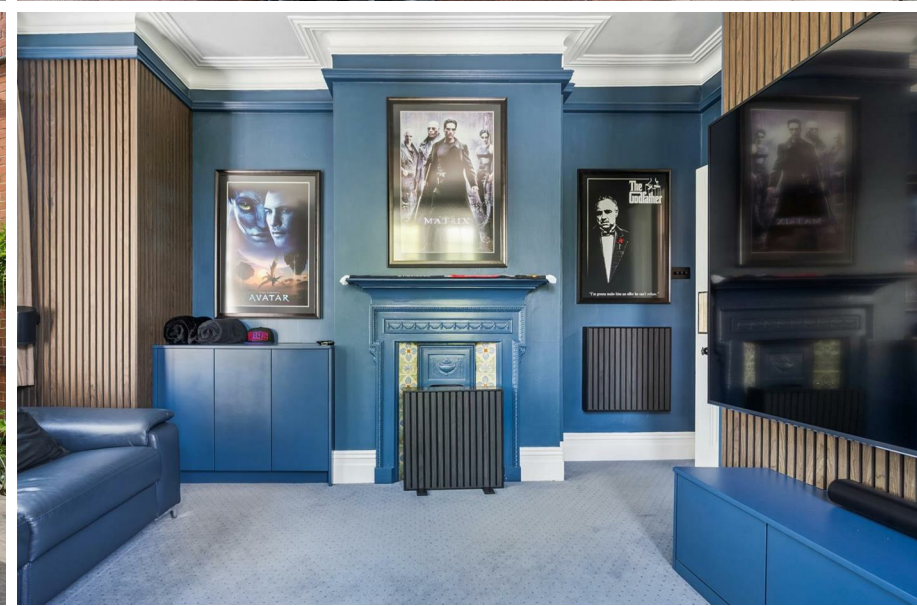
Freehold

VIEWINGS

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

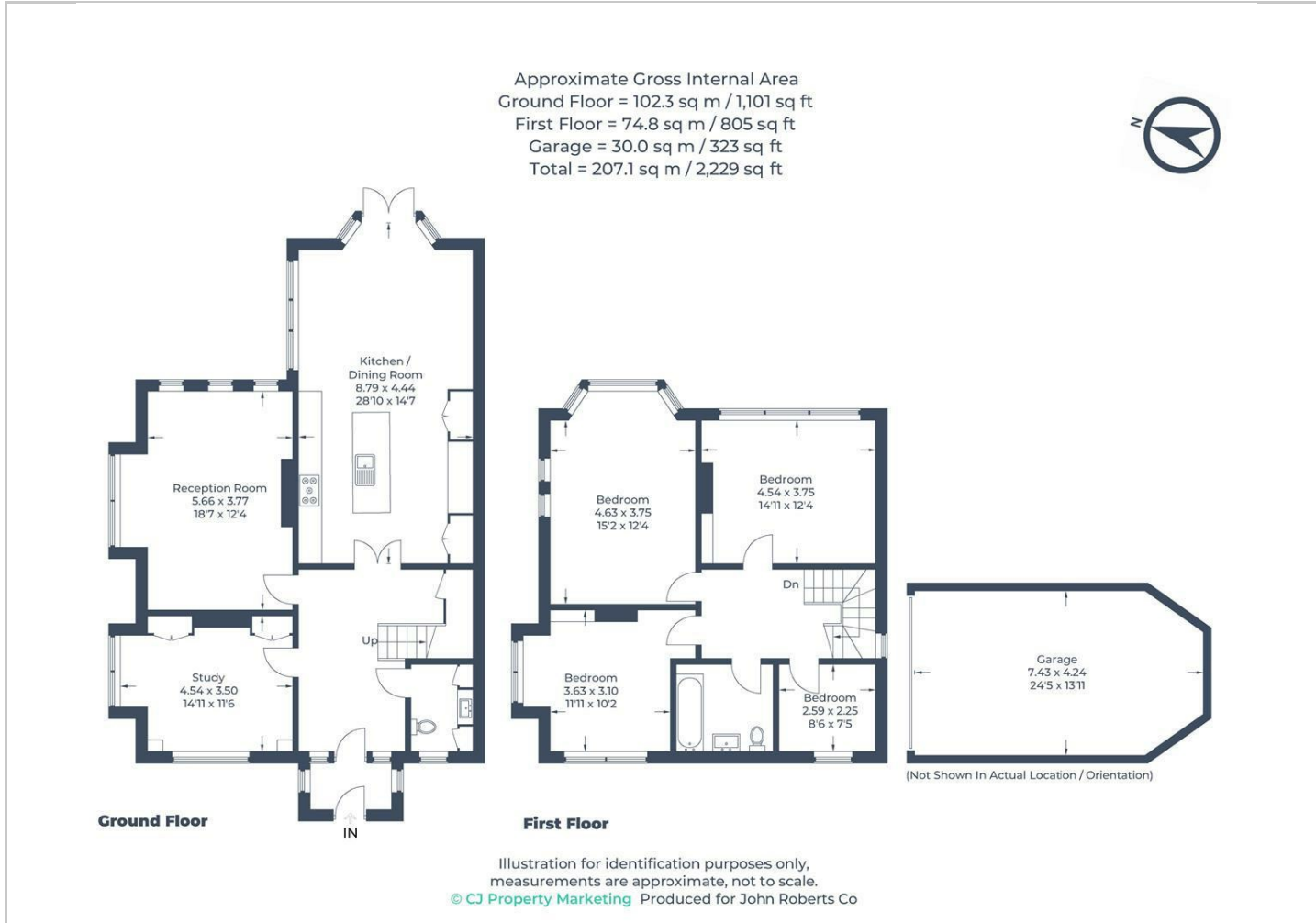
Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.



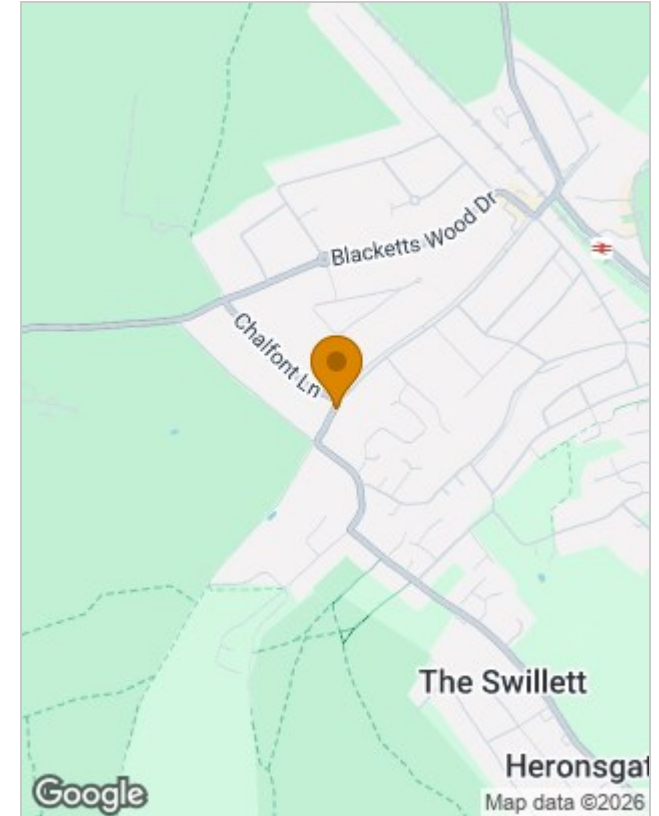




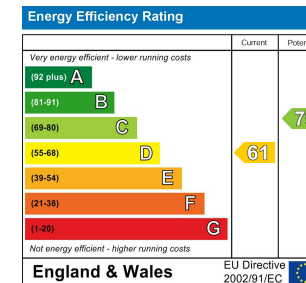
Floor Plans



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.