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Church Lane, Sarratt

Guide Price £3,000,000

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& holt





Church Lane

Sarratt, Rickmansworth

We are delighted to offer to the market a rare opportunity to acquire this substantial five bedroom country home in one of the area's most sought-after villages. Located on the edge of the Chess Valley (an area of outstanding natural beauty) with fantastic walks alongside the Chess River.

This impressive property exudes character and charm throughout, and sits within substantial and generous grounds, approaching 12 acres that can be tailored to suit a variety of family needs or lifestyle requirements, including equestrian pursuits.

The property is brought to the market with no upper chain ensuring a smooth and straightforward purchase process for the discerning buyer.

Offering spacious and versatile accommodation throughout, this unique property is further enhanced by a detached one-bedroom cottage set within the grounds, ideal for relatives, staff accommodation or as a potential income-generating rental opportunity. The heart of the home features generously proportioned reception rooms, perfect for both relaxed family living and more formal entertaining, with large windows framing picturesque views across the surrounding countryside and bathing the interiors in natural light. The well-appointed and traditional kitchen is designed for both practicality and social gatherings, while the bedrooms are all of a good size, providing comfortable retreats for family members or guests.

The principal suite boasts a luxurious en-suite bathroom and dressing area as well as ample built in storage, whilst the additional bedrooms offer flexibility for use as home offices, playrooms or hobby spaces if desired.





Church Lane

Sarratt, Rickmansworth



A particular highlight of the property is the magnificent indoor pool complex, accessed directly from the main house, creating a wonderful space for year-round relaxation and recreation.

This home is perfectly positioned within a short walk of the village centre, where residents can enjoy the convenience of a local shop with post office, the highly regarded JMI school and a choice of three excellent pubs, all contributing to a vibrant village community. Other benefits include the prestigious Grove Hotel (15 mins) and Moor Park Golf Club (10 mins) which are both nearby and easily accessible from this exclusive country home.

Furthermore, this property also benefits from a host of nearby transport links including, but not limited to, M25, the M1 and A41, Kings Langley and Chorleywood stations - providing easy access in London Euston (25 mins) and the Metropolitan Rail Line/Chiltern Line into Marylebone (30 mins) - making this property ideal for those looking to commute. The property also benefits from being within close proximity (1.4m) to the highly regarded St Clement Danes School and has historically been within the catchment area (Junction 18 on the M25 just a short distance away).



Council Tax band: H

Tenure: Freehold



Features

- A substantial country home set on the edge of the Chess valley with fantastic walks alongside the Chess River
- Grounds extending to approximately 12 acres offering extensive opportunities for equestrian pursuits
- Offering spacious and versatile accommodation to suit individual needs & boasting a wealth and character and charm
- Additional one bedroom detached cottage which could provide accommodation for relatives, staff or could be let out to provide additional income
- Tennis Court and an Indoor pool complex accessed directly from the main house
- Set within a stunning rural location with exceptional views over open countryside
- Sold with the benefit of no upper chain

Location

Sarratt is a much sought-after village in south west Hertfordshire set within some of the most picturesque countryside in the county. It boasts a reputable JMI school, many active sports and social groups, three popular pubs and a local shop and post office.

For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within six and seven miles drive respectively.

Council Tax Band: H

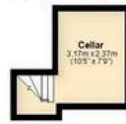
EPC - Energy Efficiency Rating: C



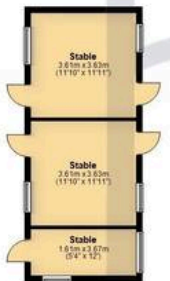
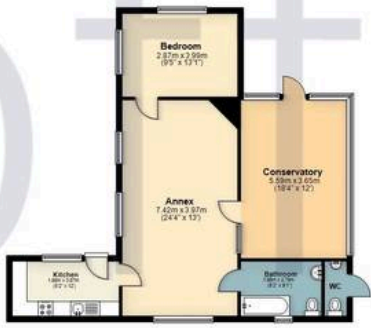




Basement
Approx. 22sq. metres (245 sq. feet)



Ground Floor
Approx. 615.1 sq. metres (6633.3 sq. feet)



First Floor
Approx. 192.3 sq. metres (2083.8 sq. feet)



Total area: approx. 817.6 sq. metres (8800.3 sq. feet)

FIGURE 1: FLOOR PLAN OF PROPOSED ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings. Unauthorised reproduction prohibited. Plan produced using Planity.





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