

Hamptons

INTERNATIONAL



Shepherds Lane, Chorleywood, WD3

5  3  3 

GUIDE PRICE

£2,150,000

(£2,150,000)

Property details



Key features

- **Substantial 1920s character house**
- **Five double bedrooms**
- **Three bath/shower rooms**
- **Detached double garage and studio**
- **Approx 2.17 Acres**
- **Extensive outbuildings including of**
- **Mature Gardens**
- **Tennis Court**

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Description

A generously proportioned character home surrounded by grounds of about two acres, divided evenly between formal gardens and paddocks, and open countryside. Blyth House couldn't have a better 'best of both worlds' setting: the house is moments from the M25 and between two highly desirable towns both with commuter stations, yet is situated in splendid isolation down a quiet country lane, surrounded by its own grounds of about two acres amongst lovely greenbelt countryside. The 1920s property is fronted by a large driveway with plenty of parking, and the grounds are fantastically versatile and perfect for big celebrations and garden parties, with a tennis court for added interest. The outbuildings offer plenty of storage and the opportunity for conversion, and the trees and pond attract a wide variety of wildlife. Extended in the 1980s, the house is elegant and traditional internally, with character features including exposed beams and a handsome staircase; the kitchen is a particular highlight with its cherry red AGA (part electric, part gas) and Brookmans cabinetry. The main house and games room both enjoy gas-fired central heating.

InteriorThe interiors are attractively presented in a modern style that complements the age of the house, using mostly neutral colours and natural materials. The main part of the house is 1920s but there are later additions to the rear and side, completed in the Seventies and Eighties. Alongside the garage there is a kitchen and shower room on the ground floor and a large studio/games room above, which would make fantastic guest accommodation, for an au pair or older children (subject to the necessary consents). A welcoming entrance hall opens to a triple aspect dining room, a sitting room opening to the rear garden and a fabulously light and airy family room - all the rooms connect to create one big open plan space if required. The kitchen and breakfast room is another generously sized space, which incorporates a large breakfast bar and lots of storage, and an adjoining utility room and pantry. The first floor has five double bedrooms, two of which are en suite, and an additional family bathroom.

OutsideThe vendors have hosted many family celebrations like weddings and parties in the garden - there's lots of space to erect marquees and for parking. The gardens are mostly lawned, but the huge variety of trees, shrubs and a pond attract an abundance of wildlife, such as moorhens, pheasants and deer. Apple trees and blackberry bushes grow in abundance, and there are cultivated vegetable plots. Leisure facilities include a tennis court, skateboard ramp and an above ground swimming pool, with several outbuildings providing room for hobbies: there are two offices, workshops, a children's playhouse and a shed. To the front of the house there's a large gravel driveway with electric gates, with a detached double garage incorporating a games room/studio. The property also benefits from a 22kw car charging point.

SituationThe house is approximately a mile from Chorleywood station, which is particularly convenient with its excellent access and parking. Rickmansworth is around 2 miles distant, with a good selection of shops including M&S Food, Waitrose and Tesco. Both Metropolitan and Chiltern Line train services to Baker Street and The City and Marylebone are available from available from Chorleywood and Rickmansworth stations, while the M25 Junction 17 is 1.5 miles away, for connections to the national motorway network and airports. The surrounding area provides a good selection of schooling, both state and private, including Merchant Taylors in Moor Park, Northwood College for girls, St Helen's, St Martin's Prep, St Clement Danes, Dr Challoner's and the Royal Masonic School in Rickmansworth, plus Haberdashers in Elstree and North London Collegiate in Stanmore. There are extensive leisure facilities locally including a swimming pool at William Penn Leisure Centre, water sports facilities and fishing at the Aquadrome, a theatre at Watersmeet, golf at Harewood Downs, Chorleywood Common, West Herts, and Moor Park and an extensive footpath network in the Chiltern Hills. Property Ref Number: HAM-3426

Additional InformationLocal Authority: Three Rivers District Council. Council tax band G. Services: Mains water, gas and electricity. Private drainage - septic tank system















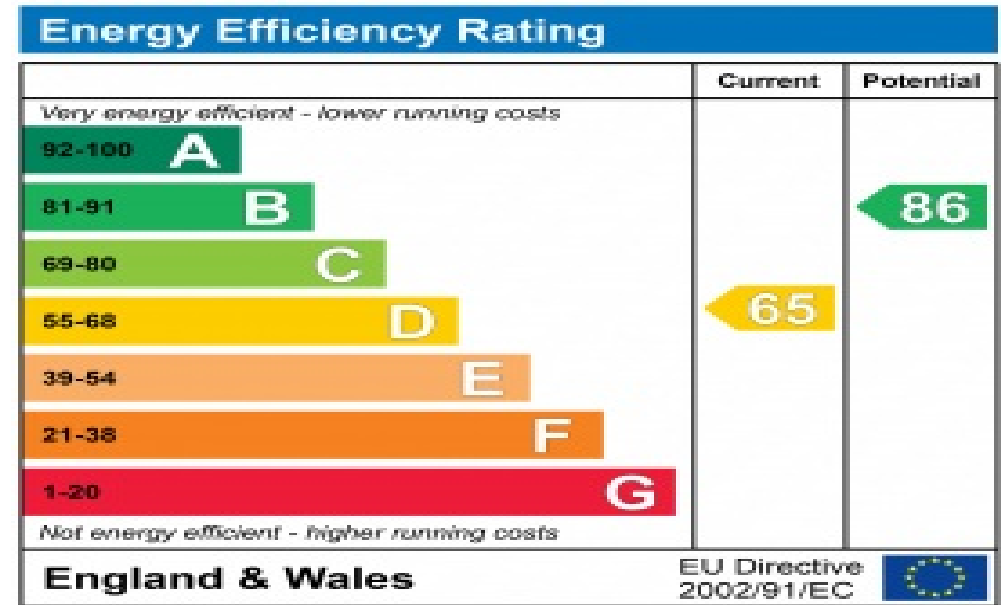












Floor plan

total = 4,613.3 sq m / 49,253 sq ft



Location



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