

# Hamptons

INTERNATIONAL



## Old Shire Lane, Chorleywood, WD3

5  2  4 

GUIDE PRICE

**£1,550,000**

**(£1,550,000)**

## Property details

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### Key features

- **Five-bedroom detached home in a c**
- **Secluded corner plot**
- **Area of outstanding natural beauty**
- **Quiet location with farmland views**
- **Excellent potential (subject to plan**
- **Well-proportioned accommodation**
- **Double garage and off street parkir**
- **Just over a mile from Chorleywood :**

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## Description

Tucked away at the end of a quiet lane, The Coppice is a five-bedroom detached home set on a generous, secluded corner plot. Offering well-proportioned accommodation with excellent potential, subject to planning. Ideally located just over a mile from Chorleywood station. Tucked away at the end of a quiet, no through road onto Phillipshill Wood, The Coppice enjoys a peaceful setting within an area of outstanding natural beauty. Occupying a generous corner plot in an end-of-lane position, the property offers a rare sense of privacy while remaining just over a mile from Chorleywood's Metropolitan and Chiltern line station. The house provides well-proportioned accommodation throughout, with a layout that lends itself to modernisation and reconfiguration, subject to the usual planning consents. A bright entrance hall with a large picture window sets the tone, bringing in plenty of natural light and offering views to the front. The ground floor includes a living room with doors opening onto the garden, leading through to a separate dining room. A study and a dual-aspect family room, both with direct garden access, offer flexible living spaces. The kitchen is fitted with a range of units and includes a breakfast bar, with a separate utility room providing additional storage and access to the garage and outside. There is also a downstairs WC and useful understairs storage. Upstairs, the landing enjoys views across open farmland. There are five bedrooms, each with an outlook over either the garden or surrounding countryside. The principal bedroom has access to a Jack and Jill en-suite, while a family bathroom serves the remaining rooms. Outside Externally, the property sits within a generous and secluded rear garden, bordered by mature hedging and trees. Mainly laid to lawn with a patio area, the garden wraps around the side of the house and offers plenty of scope for landscaping or extension, subject to planning. To the front, there is ample off-street parking along with an attached double garage. The Coppice presents an excellent opportunity to update and create a bespoke family home in a highly desirable and tranquil location, combining countryside surroundings with convenient access to local amenities and transport links. Situation Chorleywood is a picturesque and highly regarded village with a wide range of local shops, schools and amenities. There is also an extensive Common with nine hole golf course. Rickmansworth can be found within one and a half miles, boasting an excellent selection of shops with the benefit of the food halls of Waitrose and Marks and Spencer. Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Chorleywood. The M25 is available close by at both junctions 17 and 18 giving access to Heathrow Airport and the national motorway network. The area has a number of excellent schools for both private and state education. Property Ref Number: HAM-64872











# Floor plan

Approximate Area = 2423 sq ft / 225 sq m (excludes store's)  
Garage = 364 sq ft / 33.8 sq m  
Total = 2787 sq ft / 259 sq m  
For identification only - Not to scale

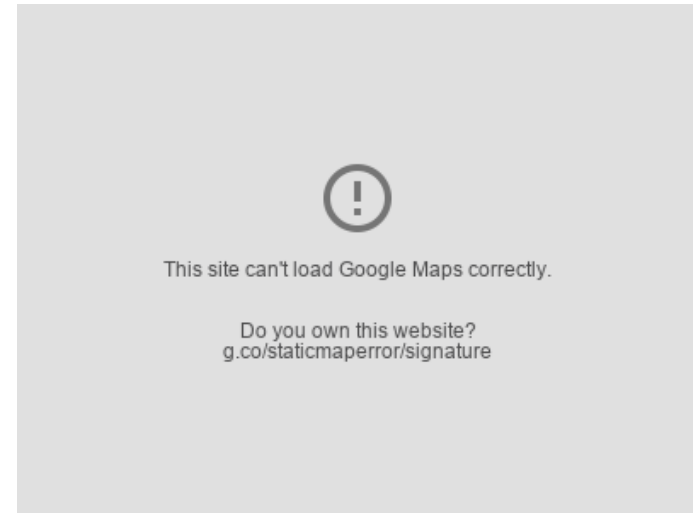
Legend  
[Red dashed line] = Reduced headroom below 1.5m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

# Location

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