



An excellent family house on a plot of about 0.45 acres

The Hollies, Deadmans Ash Lane, Sarratt, Rickmansworth, Hertfordshire, WD3 6AL

Freehold

savills

3 reception rooms • Kitchen/breakfast room • Study •
4 large bedrooms, 3 with en suite bath/shower rooms •
Family bathroom • 73ft garage • Parking space for
several cars • Grounds in all about 0.45 acres

Local information

The Hollies is a spacious detached house extended by the current owners to form a superb family house situated on generous plot.

Sarratt village has a general store/post office and off licence, a doctors' surgery, garage and petrol station, three pretty country public houses and primary school. The nearby village of Chorleywood has a good range of shops and amenities, whilst Rickmansworth town centre provides more comprehensive facilities, including major stores and supermarkets.

About this property

This lovely family house offers a wealth of attractive features.

From the entrance hall is a cloakroom and study with a front aspect. The large L-shaped sitting room has a brick fireplace and is dual aspect. An archway opens to the dining room with full width bi-fold doors giving a fine aspect over the rear garden. The kitchen/breakfast room is open plan and is fitted with a range of wall and floor cupboards, work surfaces and all the usual appliances. There is a large utility room adjoining with access to the garage.

To the first floor the principal bedroom is an outstanding room with an oak frame vaulted ceiling and "cathedral style windows", seating area and views over the rear garden. There are fitted wardrobes and an impressive en suite bath/shower room. There are two further excellent bedroom suites and bedroom four.

Outside

To the front is a gravelled driveway and an impressive garage, 73ft in length providing excellent parking, storage and workshop space and has access to the rear garden.

The grounds are an outstanding feature being about 0.45 acres.

To the rear is a wide patio opening to a large area of level lawn bordered by hedges. There is a timber garden shed, wood shed and children's playhouse.

NB: The property is being sold with no onward chain.

Tenure

Freehold

EPC rating = D

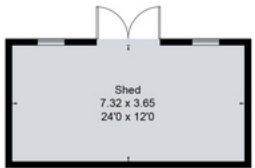
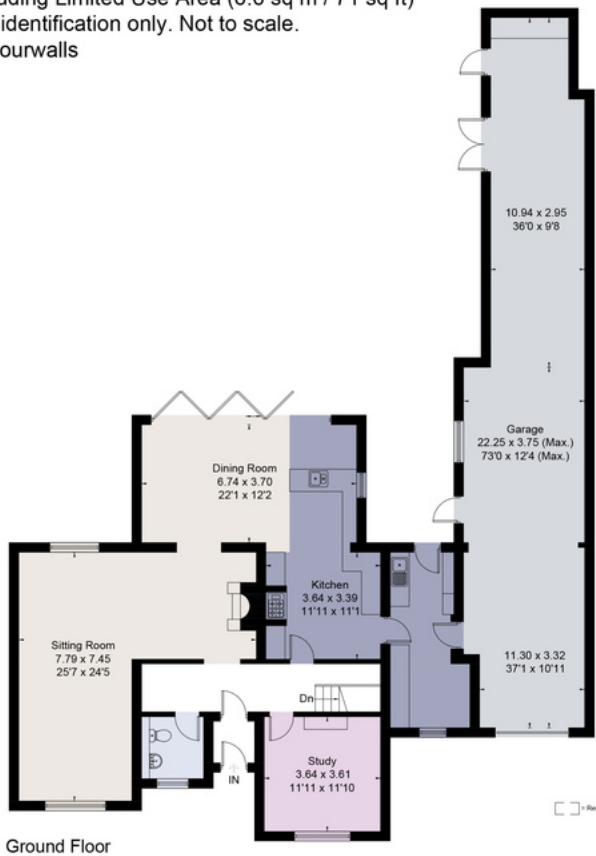
Viewing

Strictly by appointment with Savills

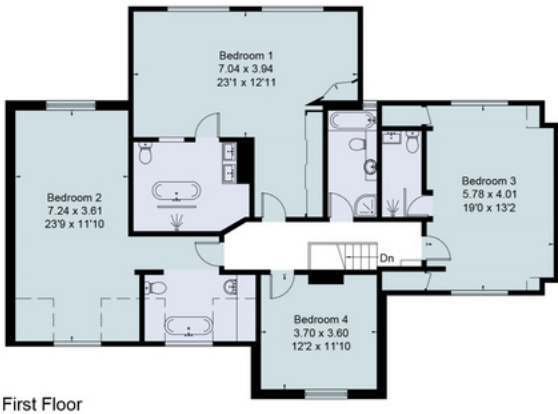




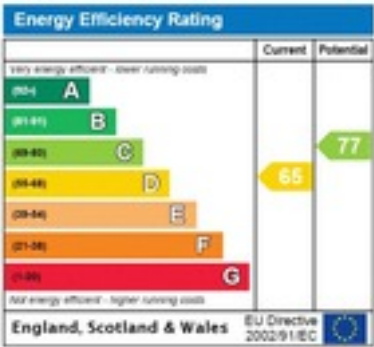
Approximate Area = 270.8 sq m / 2915 sq ft (Excluding Shed)
Garage = 73.2 sq m / 788 sq ft
Total = 344 sq m / 3703 sq ft
Including Limited Use Area (6.6 sq m / 71 sq ft)
For identification only. Not to scale.
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(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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