



Outstanding brand new home in a prime location

Sunnyhill, The Clump, Rickmansworth, Hertfordshire, WD3 4BD

Freehold





10 year warranty • Gated driveway • Plot of about 0.44 acres • High quality fitments • Control 4 Home automaton • Underfloor heating throughout • EPC = B

Local information

Rickmansworth has an eclectic mix of old and new with an excellent selection of restaurants and public houses. The town offers a comprehensive centre with the food halls of Marks & Spencer, Waitrose and Tesco.

There is an excellent selection of good schools, both private and state, including the Royal Masonic School for Girls, St Clement Danes, York House, Joan of Arc and Rickmansworth School.

Rickmansworth Station provides a frequent Metropolitan Line service to the City and the Chiltern Turbo a fast main line service to Marylebone. The M25 can be accessed at Junctions 17 and 18.

About this property

An opportunity to acquire an exceptional and highly specified new detached house set on a level plot of about 0.4 of an acre in a well regarded residential location. The property offers stylish and luxurious accommodation to a standard that is rare to find in the local area and incorporates the very latest technology for a fully automated home.

Accommodation includes a principal bedroom suite featuring a stunning principal bedroom with a vaulted ceiling, two bespoke dressing rooms and an en suite bathroom, three further bedroom suites on the

first floor, all with superb en suite bath/shower rooms plus a laundry room. On the top floor is bedroom five with a generous en suite bathroom plus an equipped cinema/games room with service kitchen and cloakroom.

Sunnyhill opens into a stunning hallway with doors to all reception rooms including study, sitting room, dining room, superb kitchen/family room with low profile slide and turn doors to the tiled terrace, walk in larder, boot room/utility that could easily be fitted out as a second kitchen.

Kitchen & Bathrooms

High gloss German Designer kitchen with Silestone worktops, splashbacks and island. Miele Pure Line appliances to include two pyrolytic cleaning ovens, steam oven and microwave, four zone induction hob (gas available). Quooker Pro 3 boiling water tap, two integrated dishwashers, wine fridge, integrated fridge and freezer. Fully fitted out walk-in larder using same German kitchen units. Laundry room on first floor with same German fitted units and Bosch 9Kg washing machine and Bosch 8Kg dryer. Cinema/games room fitted with service kitchen by same supplier with fridge, dishwasher, microwave and sink. All bathroom fittings are exclusively sourced from C P Hart and feature high quality porcelain tiling throughout with book matched feature wall in the principal bathroom.



Audio Visual

Integrated smart home system controlled by Control 4 system with Alexa link for voice control. Lighting and curtains controlled by Lutron class leading system (whole house wired for curtains, track installed in the principal bedroom to demonstrate option). Lutron 5 amp type dimmers to convert normal socket into a lighting control unit (2 supplied but further can be added). Other areas have smart lighting with on sensors, such as ladder door, walk-in wardrobes and cloakrooms while external lighting is integrated to Lutron with additional cabling for further garden scenic lighting. In ceiling speakers to sitting room, kitchen/family area, principal bedroom and en suite. Wiring and casing for ceiling speakers to bedrooms 2 to 5 and principal dressing rooms. External speakers on patio. Cinema/games room is equipped with home cinema with in wall and ceiling Dolby Atmos 7.1.2 speaker system played through 9 speakers and 1 sub-woofer played through a 9' acoustically transparent screen, with an Optoma UHD65 projector and Marantz AV receiver. The house is connected with NOW TV Fab Fibre 36Mb Broadband and 6 wi fi access points to ensure Wi fi access on all 3 floors. Data point and Smart TV cabling. Roof mounted UHF/FM/DAB aerial and satellite array with hybrid LNB.

Wellbeing & Environment

Two Worcester Bosch Boilers for hot water and under floor central heating throughout. Heatmizer controls linked in to Control 4 system. Cinema/games room has ducted air-conditioning installed. The sitting room has a feature fireplace with remote controlled

gas fire installed. Burglar alarm system with panic buttons installed and linked to mobile phone alerts, ready to be taken over by an alarm provider that can link to monitored station if required. Electric front gate with video entry system that can ring through to your phone as well as screens in the house supported by five external security cameras and external security lighting. External irrigation system with programmable timers to all new hedging and front plantings and spike sprinklers to lawns on timers. Double garage with two automated up and over doors and epoxy painted garage floor for dust free finish. In line water softening device.

Joinery

Crafted Oak front door and traditional hardwood window frames with double glazed leaded black framed insets. Walnut veneered doors to all main internal doors. Stunning hand made feature staircase with thick walnut treads and hand crafted balustrade. Fitted wardrobes with integrated lighting to include a walk-in wardrobe with flexible shelving system and an walk-through wardrobe with eight fitted closed wardrobes and an open shoe, boot and handbag display. Bedrooms two to four have luxury fitted wardrobes.

Tenure

Freehold

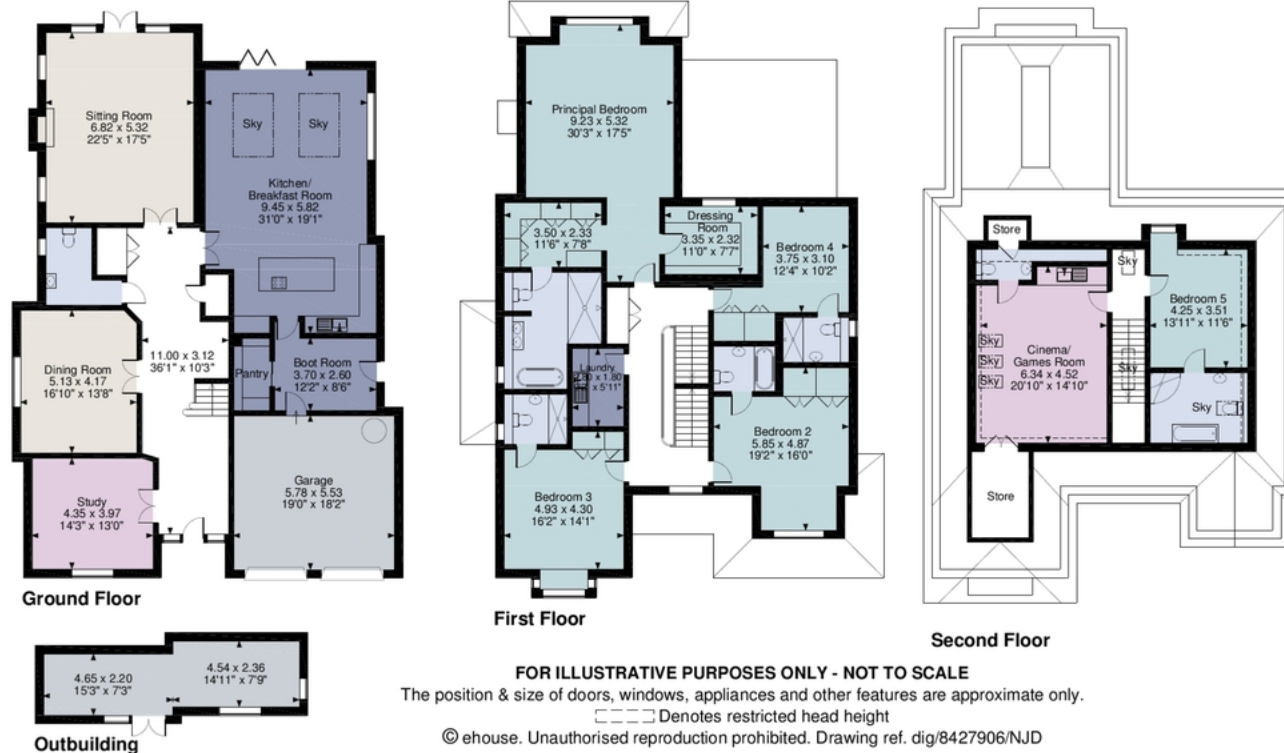
Viewing

Strictly by appointment with Savills





Sunnyhill, Rickmansworth
 Main House Approximate Area with Outbuildings = 492 sq m / 5288 sq ft
 Limited use Store Areas = 7 sq m / 75 sq ft
 Garage = 33 sq m / 351 sq ft
 Main House = 430 sq m / 4637 sq ft
 Outbuilding = 21 sq m / 225 sq ft



Energy Efficiency Rating		Current	Potential
100-91	A		
91-81	B	83	86
81-65	C		
65-49	D		
49-34	E		
34-20	F		
20-1	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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