



## A MODERN DETACHED HOUSE SET IN AN EXCELLENT PLOT JUST UNDER 2 ACRES

THREE ACRE FARM, HAREFIELD ROAD, RICKMANSWORTH, HERTFORDSHIRE WD3 1PR

Price on application, Freehold

savills



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2 reception rooms ♦ kitchen/dining room ♦ large utility room  
♦ 4 bedrooms ♦ 3 bath/shower rooms ♦ 4 stables and 2 stores ♦ grounds in all about 1.824 acres ♦ EPC rating = E

#### Situation

Three Acre Farm occupies a fine tucked away location on the outskirts of Rickmansworth on the way to Northwood.

Rickmansworth is a busy commuter town combining an eclectic mix of the old and new plus an excellent selection of restaurants and public houses. The town offers a comprehensive shopping centre with the food halls of Waitrose, Marks & Spencer and Tesco, a range of sports and recreation facilities including tennis courts, rugby, cricket club, golf courses, football, and at the Aquadrome, sailing, fishing and water-skiing, a leisure centre, theatre and library. There is a selection of good schools, both private and state within the area. Moor Park and Rickmansworth stations provide a frequent Metropolitan Line service to London, Baker Street. Rickmansworth station offers the Chiltern Line to Marylebone. The M25 and M40 are easily accessible with connections to major airports.

#### Description

Three Acre Farm is a modern detached house built in the 1960s and updated by the current owners. The property offers good family sized accommodation set within a lovely plot of about 1.824 acres. The property enjoys a pleasant semi-rural feel with some lovely views to the gardens, paddocks and adjoining countryside. There is a good range of stables and outbuildings.

Overall this is an excellent home for those who wish to keep animals and/or enjoy a lovely semi-rural position, yet still close to the two prospering and convenient towns of Rickmansworth and Northwood.

NB: The current owners run a small dog training and poultry business from home.





Directions – From our offices in Church Street, proceed away from Rickmansworth town centre to the roundabout. Take the second exit onto London Road (A404). At the roundabout take the 4th exit back around onto London Road towards Rickmansworth. Take the next left onto the Harefield Road and continue from the start of the road for about one mile. Turn left into a private driveway that serves Three Acre Farm and two other properties. Three Acre Farm is the second house on the right hand side.

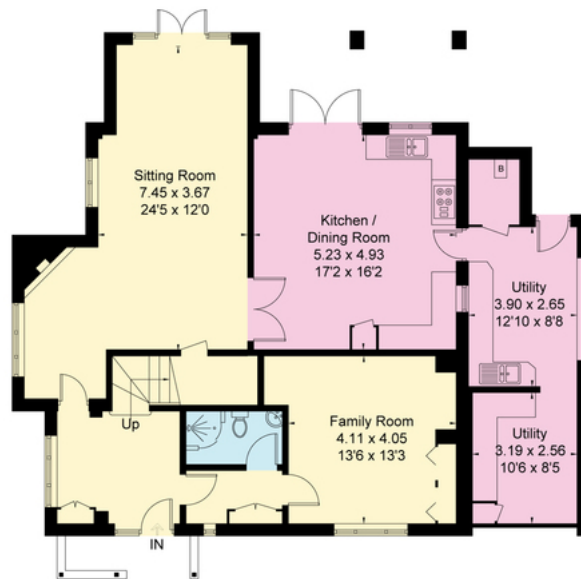
**Viewing:**

Strictly by appointment with Savills



# Harefield Road, Rickmansworth

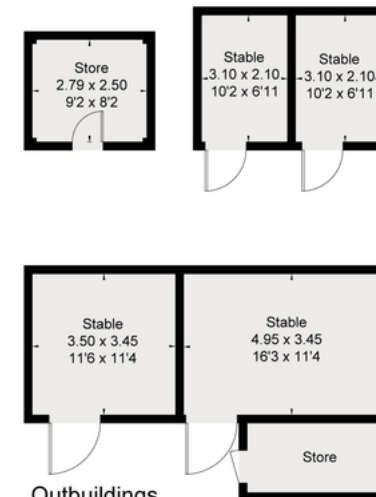
Gross Internal Area (approx)  
House = 221.8 sq m / 2387 sq ft  
Stables = 42.2 sq m / 454 sq ft  
Stores = 12.8 sq m / 138 sq ft  
Total = 276.8 sq m / 2979 sq ft  
For identification only. Not to scale.  
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Ground Floor



First Floor



Outbuildings  
(Not Shown In Actual  
Location / Orientation)

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