



Superb country house in a semi-rural position

Timberdene, Loudwater Drive, Loudwater, Rickmansworth, Hertfordshire, WD3 4HJ

Freehold





Reception Hall • 5 reception rooms • Kitchen • Utility
 2 cloakrooms and a walk in coats/boot room
 Master bedroom with en suite bathroom and two dressing
 rooms • 5 further bedrooms (two ensuite) • Family
 bathroom – second floor games room • Separate staff
 accommodation • Offices and garaging • Grounds of
 about 3.1 acres • Tennis court • Swimming pool
 Summerhouse/studio • EPC =D

Local Information

Timberdene combines semi-rural living with the convenience of being within reach of both Chorleywood and Rickmansworth. The house is situated along a private driveway and is about a mile and a half from Rickmansworth town centre. Rickmansworth is a busy commuter town combining an eclectic mix of the old and new plus an excellent selection of shops, restaurants and cafes together with leisure facilities including the Aquadrome for sailing and fishing plus both private and public golf courses. Watford town centre offers more comprehensive facilities. Rickmansworth Station provides a frequent Metropolitan Line service to London, Baker Street and the Chiltern Turbo, a fast mainline service to Marylebone. The M25 can be accessed at Junctions 17 and 18, with links to the motorway network and major airports. There is a choice of schooling in the area both state and private including the Royal Masonic School for Girls and Merchant Taylors School for Boys. The Grove country club and golf course is a short drive.

Property Description

Timberdene combines great character and contemporary living having been refurbished and extended by the current owners to offer fabulous open plan living space together with many fine features throughout including a vaulted entrance hall, porcelain and natural slate flooring to several rooms and oak flooring to the drawing room with a magnificent fireplace. The dining room also features a stunning open white brick fireplace. The kitchen is beautifully fitted with an excellent range of built in wall and floor units with integrated appliances and a great central island. In addition, there are bi fold doors opening out to the garden with fine views to the swimming pool and tennis court. The recently rebuilt conservatory provides a lovely area to relax and overlooks the gardens and a pretty pergola. To complete the ground floor accommodation is the study, large family room, a generous utility room, walk-in cloak cupboard, second staircase and two cloakrooms.



The galleried staircase to the first floor offers great light and is a fine feature to this stunning home. The master bedroom suite affords views over the gardens and has his and hers dressing room as well as a stunning fully tiled bathroom with twin basins and a free standing bath with in floor lighting. There are five further bedrooms, two en suites and a family bathroom on this floor. On the second floor is a games room accessed via 'a space saver' staircase.

Outside

Timberdene stands in extensive grounds about 3.1 acres and provides a picturesque setting for this fine home. The house is approached through private gates into a sweeping driveway leading to the house and beautiful gardens. There is a stunning lawn area leading to the lit hard tennis court and the swimming pool offers an oasis to relax with a covered open fireplace and great tiled sitting area. There is also a separate summer house/artist studio. To the very rear of the gardens is a storage area and gated access out to Loudwater Lane. To the rear of the conservatory is a further lawned area with feature planting and trees leading to the staff accommodation, garaging and offices.

NB

Photographs taken in June 2018.

Services

Mains water, electricity, gas and private drainage.

Directions

From Rickmansworth Station roundabout take the second exit onto the Chorleywood Road (A404). Proceed past the Royal Masonic School, turn right into Loudwater Lane follow the road down to a sharp bend and left into Loudwater Drive. Follow the road to the very end bear left into the leafy drive which leads over a small bridge down to Timberdene.

Viewing

Strictly by appointment with Savills.

Energy Performance Certificate

A full copy of the report is available upon request.





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Approximate Gross Internal Area = 546.7 sq m / 5884 sq ft

Outbuilding = 109.8 sq m / 1183 sq ft (Excludes Void)

Total = 656.5 sq m / 7067 sq ft



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Savills Rickmansworth
01923 773171
rickmansworth@savills.com



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