



A stylish home standing on a beautiful plot

Littlewold, Sarratt Lane, Loudwater, Rickmansworth, Hertfordshire, WD3 4AD

Freehold



Superb entrance hall • 4 reception rooms • Utility/boot room • Principal bedroom with large en suite • Guest bedroom with en suite and dressing room • Family bathroom • Garage & carport • Plot about 0.45 acres

Local information

Littlewold is situated in a fine location on the edge of the Loudwater estate set on the slopes of the Chess Valley with the River Chess and beautiful walks. Rickmansworth provides a comprehensive shopping centre with the food halls of Marks and Spencer, Waitrose and Tesco. There is a selection of good schools, both private and state within the area. Rickmansworth provides a frequent Metropolitan line service to London, Baker Street and the Chiltern Turbo a mainline service to Marylebone. The M25 can be accessed at Junctions 17 and 18.

About this property

Littlewold is a wonderful family home offering contemporary living in a semi-rural location. The house has been extended and refurbished by the current owners and boasts light and airy accommodation with further potential to extend subject to usual consents. Littlewold opens into a spacious entrance hall with a feature glass balustrade staircase to the first floor. The house offers open plan living space and the double aspect sitting room has picture windows and doors overlooking the rear garden. This room in turn connects to the study and snug both with picture windows overlooking the garden; this area seamlessly opens into a lovely kitchen/dining/family room which is the hub of the house and makes a great space to relax and entertain. The kitchen area is front aspect and comprehensively fitted with a

range of wall and floor units and a central island plus integrated appliances including Bosch induction hob and single oven, dishwasher and washing machine with space for a fridge freezer. The dining and family area have feature double length doors out to the terrace. The ground floor is completed with a cloakroom and boot/utility room and has fully tiled flooring throughout.

The first floor features a generous landing with sitting space. The principal bedroom has a contemporary en suite bathroom which is fully tiled and has a five piece suite. The guest bedroom features a dressing area and an en suite shower room. There are three further bedrooms and a family bathroom.

Outside - Littlewold is set back from the road and opens into a sweeping driveway with parking for several cars. There is a garage, double carport and a large storage shed to the side. Gated access to the rear garden is on both sides and there is a patio immediately to the rear of the house leading to lawn and the garden is fenced and has mature laurel hedging to one side and enjoys a good deal of seclusion. The overall plot is about 0.45 acres (Promap).

Tenure

Freehold

EPC rating = C

Viewing

Strictly by appointment with Savills

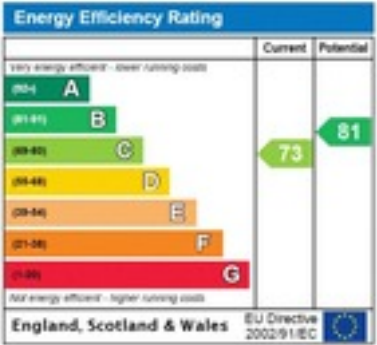




Approximate Area = 274.9 sq m / 2959 sq ft (Excluding Void / Carport / Store)
Garage = 17.2 sq m / 185 sq ft
Total = 292.1 sq m / 3144 sq ft
Including Limited Use Area (6.3 sq m / 68 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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