



# Rural living in a contemporary home

Ataahua, Poles Hill, Belsize, Sarratt, Rickmansworth, Hertfordshire, WD3 4NR

Freehold





Reception hall • Sitting/dining room • Study/family room  
•Kitchen/breakfast room • Master bedroom with dressing  
area and en suite bathroom • Three further bedrooms •  
Wet room • Garage • Gardens • EPC=E

### Local Information

Ataahua occupies a prime location in the hamlet of Belsize and has fine views to the front over farmland and sits on a lovely plot approaching 0.44 acres.

Belsize is a small hamlet of pretty cottages, farms and country houses set between the larger villages of Chipperfield and Sarratt. The plot is in a beautiful rural location, most of the area being within the Green Belt. The Metropolitan and Chiltern Line are available at Chorleywood/Rickmansworth or the mainline to Euston at Kings Langley – all providing a frequent service to London in under half an hour. Access to the M25 is either junction 20 at Kings Langley or junction 18 at Chorleywood/Rickmansworth. There are a number of schools both State and Private within the area.

### Property Description

Ataahua is a fantastic bungalow offering versatile living space on one level and all the rooms either have views to farmland at the front or over the most attractive gardens. On entering the home there is a lovely reception hall and access to all rooms. The sitting/dining room is double aspect and features a contemporary log burner and fabulous bi-fold doors out to the garden.

The kitchen/breakfast room is fitted with an excellent range of hand-made oak burr wall and floor units with ample granite work surfaces and a central island unit. Bi-fold doors again open out into the garden plus a seating area providing a lovely setting for everyday living. The study/family room has views over farmland and there is a cloakroom off the hall. There is access to the loft which is currently used as a music/hobby space. The master bedroom has built in wardrobes and a beautiful en suite fully tiled bathroom with a freestanding bath, shower, hand basin, bidet and w.c. plus a door out to a private terrace/hot tub area. There are three further bedrooms and a family wet room.

The landscaped gardens are an undoubted feature. To the front are attractive stocked borders and a wide paved driveway with parking for several cars. The rear garden has decking immediately to the rear leading to an established rockery and then lawn. There are many fine stocked shrub/flower beds enclosed by mature hedging and there are several different areas to enjoy the peace and tranquility. The whole plot is circa 0.44 acres.









Approximate Area = 200.7 sq m / 2160 sq ft  
Loft = 27.1 sq m / 292 sq ft  
Total = 227.8 sq m / 2452 sq ft  
Garage / Storage = 45.3 sq m / 488 sq ft  
Including Limited Use Area (47.3 sq m / 509 sq ft)  
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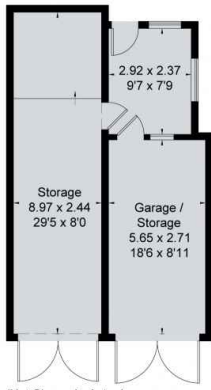


Ground Floor



Loft

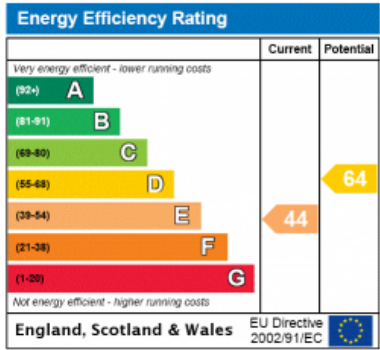
□ = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

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