



ROSE GARTH

Loudwater Heights, Loudwater, Loudwater, Rickmansworth



ROSE GARTH

LOUDWATER HEIGHTS, LOUDWATER, LOUDWATER,
RICKMANSWORTH, HERTFORDSHIRE, WD3 4AX

Beautifully appointed home in a private road

- Hall
- Drawing room
- Family room
- Games room
- Study
- Kitchen/breakfast room
- Utility
- Steam/cloakroom
- Master bedroom suite
- including dressing room and shower room
- Guest bedroom with en suite shower room
- 3 Further bedrooms
- Family bathroom
- Gardens
- Plot overall just over half an acre
- EPC rating = C

Price on application, Freehold

SITUATION

Rose Garth is set back from the road on a most attractive plot in a highly sought after cul de sac in leafy Loudwater. Rickmansworth town centre offers comprehensive local shopping with the food halls of Marks & Spencer, Waitrose and Tesco. Rickmansworth Station has the Metropolitan Line to Baker Street and the City as well as the Chiltern Turbo to Marylebone. The M25 is accessible at Junction 18 with connections to the major motorway network. There is a wide selection of schools both state and private within the area.





DESCRIPTION

Rose Garth is an attractive family home that has been recently extended and updated to create a wonderful home in a highly sought after cul de sac.

On entering the tiled reception hall there is an oak staircase to the first floor. There are steps down to the double aspect drawing room featuring herringbone wood flooring. There is a great family room which has two feature windows and french doors to the front garden and a double aspect games room also with a deep bay window plus a study which is currently used as a gym. The kitchen/breakfast room is an outstanding feature of this home with an excellent range of bespoke gloss units by Haker with a central island breakfast bar incorporating an induction hob; other integrated appliances include Siemens microwave, steamer and two ovens, wine fridge and Miele fridge freezer. There is a Blanco sink with mixer tap and Quooker tap. Fabulous sliding doors run the full width of the room out onto a decked area. The utility room has cupboards and plumbing for a washing machine and space for a tumble dryer. The cloak/steam room is fully tiled and off the utility room.

On the first floor there is an impressive master suite with fitted dressing room and a great contemporary tiled en suite shower room with twin basins, walk-in shower and floating w.c. The guest bedroom overlooks the rear garden and has a generous en suite shower room. There are three further double bedrooms and a contemporary tiled family bathroom.

OUTSIDE

Rose Garth stands centrally on its beautiful plot of just over half an acre. It is approached over a gravelled driveway and is laid to lawn at the front with attractive borders. To the rear is a great terrace leading to an expanse of lawn with mature hedging and enjoys a good deal of seclusion.

DIRECTIONS

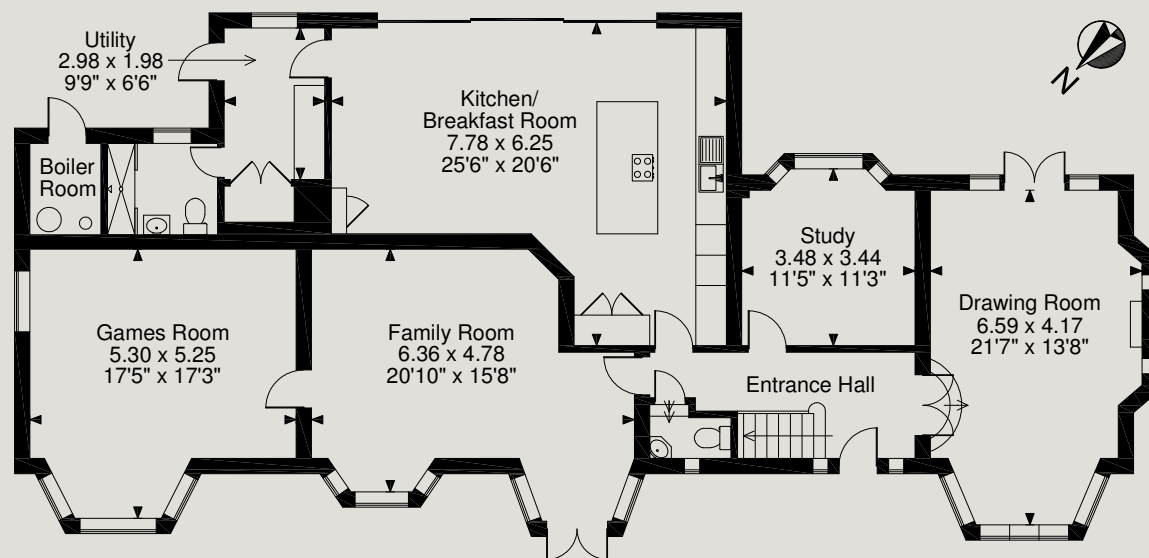
From Junction 18 of the M25 proceed along the Chorleywood Road A404 towards Rickmansworth. Take the third turning on the left hand side into Loudwater Lane. Follow this road to the next junction and here turn left into Sarratt Lane. Continue on this road for one mile and take the sixth turning on the left hand side which will be Loudwater Heights and Rose Garth is to be found at the end of the cul de sac on the right hand side.



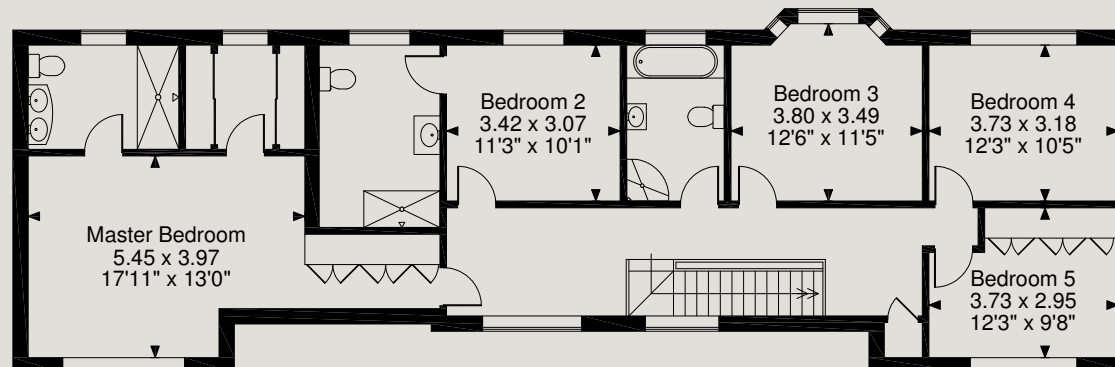
FLOORPLANS

Main House gross internal area = 2,991 sq ft / 278 sq m

Quoted Area Excludes 'External Boiler Room'



Ground Floor

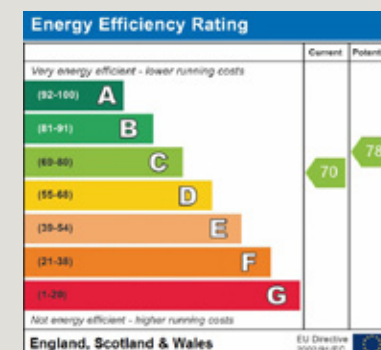


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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