



Outstanding home in a very sought-after location

Cedar House, The Clump, Rickmansworth, Hertfordshire, WD3 4BQ

Freehold

savills



Reception hall • Cloakroom • 5 reception rooms • Kitchen/ breakfast room • Utility room • Principal suite with en suite dressing room and en suite bathroom • 3 further first floor suites • 2 second floor bedrooms • Bathroom • Leisure room • Garage • Landscaped gardens • EPC = C

Local Information

Cedar House is situated in one of the most sought after roads in the area with Rickmansworth station approx 1.5 miles. The station provides a frequent Metropolitan Line service to Baker Street and The City plus the Chiltern Turbo to Marylebone. Rickmansworth offers a comprehensive centre with restaurants, cafés and shops together with the food halls of Marks & Spencer, Waitrose and Tesco. Chorleywood Common is close by and the renowned golf courses at Moor Park and The Grove at Watford are a short drive away. The M25 can be accessed at Junction 18 with links to the motorway network and airports.

Property Description

Cedar House was built in 2011 to an exceptional design and specification by local developer BuildRiver and the stunning interior design and specification by MiCasa. This beautiful home has fabulous entertaining space and the attention to detail throughout enhances the lifestyle living of combining character and contemporary living too. Features include a bespoke kitchen by Beyond Kitchens of Northwood, Duravit wet rooms, walnut flooring to the reception hall, walnut doors with chrome door furniture, a beautiful walnut and glass staircase plus a Sonos sound

system, data cabling and lighting, CCTV and underfloor heating to ground and first floor. There is also planning permission to convert the garage into a gym and a carport to the side. The house opens into a generous reception hall and all the principal rooms lead off from the hall creating a great flow and energy to this wonderful home. The design encapsulates modern family living with a large central hub in the kitchen/breakfast room. The space is flooded with natural light from the bifold doors out to the garden and orangery roof. The kitchen is comprehensively fitted with an excellent range of bespoke wall and floor units with a central island and integrated appliances. The drawing room is generously proportioned and has a feature inset fireplace as the focal point to this elegant room. The study is to the front and is fitted with bespoke furniture. With three further reception rooms you are spoilt for choice for family space for both formal and informal places to work, relax and entertain friends and family. Completing the ground floor is a cloakroom, coat/boot space and an equipped utility room.





On the first floor is the principal bedroom with stylish fitted wardrobes and walk-in dressing area plus a stunning en suite bathroom with a freestanding oval bath, walk-in shower, twin vanity basins, WC and is fully tiled. The guest bedroom to the front has a walk-in bespoke fitted wardrobes and a generous en suite shower/wet room. Two further bedrooms which complete the first floor accommodation all feature built-in wardrobes and well-appointed en suite facilities.

Stairs rise up from the first floor landing to the second floor where there is a great leisure/TV room with surround sound plus walk-in storage/boiler room. Also there are two double bedrooms and a fabulous fully tiled bathroom with free standing claw foot bath, walk-in shower, wash basin and WC. This is great living space for older children.

Outside

Cedar House is approached via electric gates with a block paved drive leading up to the

house and a garage with parking for several cars. The drive is bound by lawn and features a statement cedar tree to the right of the drive. There is gated access both sides to the rear garden.

The rear garden has been beautifully landscaped and enjoys a good deal of seclusion with hedging to both sides and mature trees to the rear plus two lovely stocked shrub flower beds. There is a large terrace and a superb brick built garden cabana with a feature fireplace and outside lighting providing an ideal relaxed and covered entertaining area for all. At the rear of the garden behind the conifers is a large timber garden shed for storage. The overall plot is about 0.38 acres and enhances this stunning home.

Energy Performance



A copy of the full Energy Performance Certificate is available upon request.

Viewing

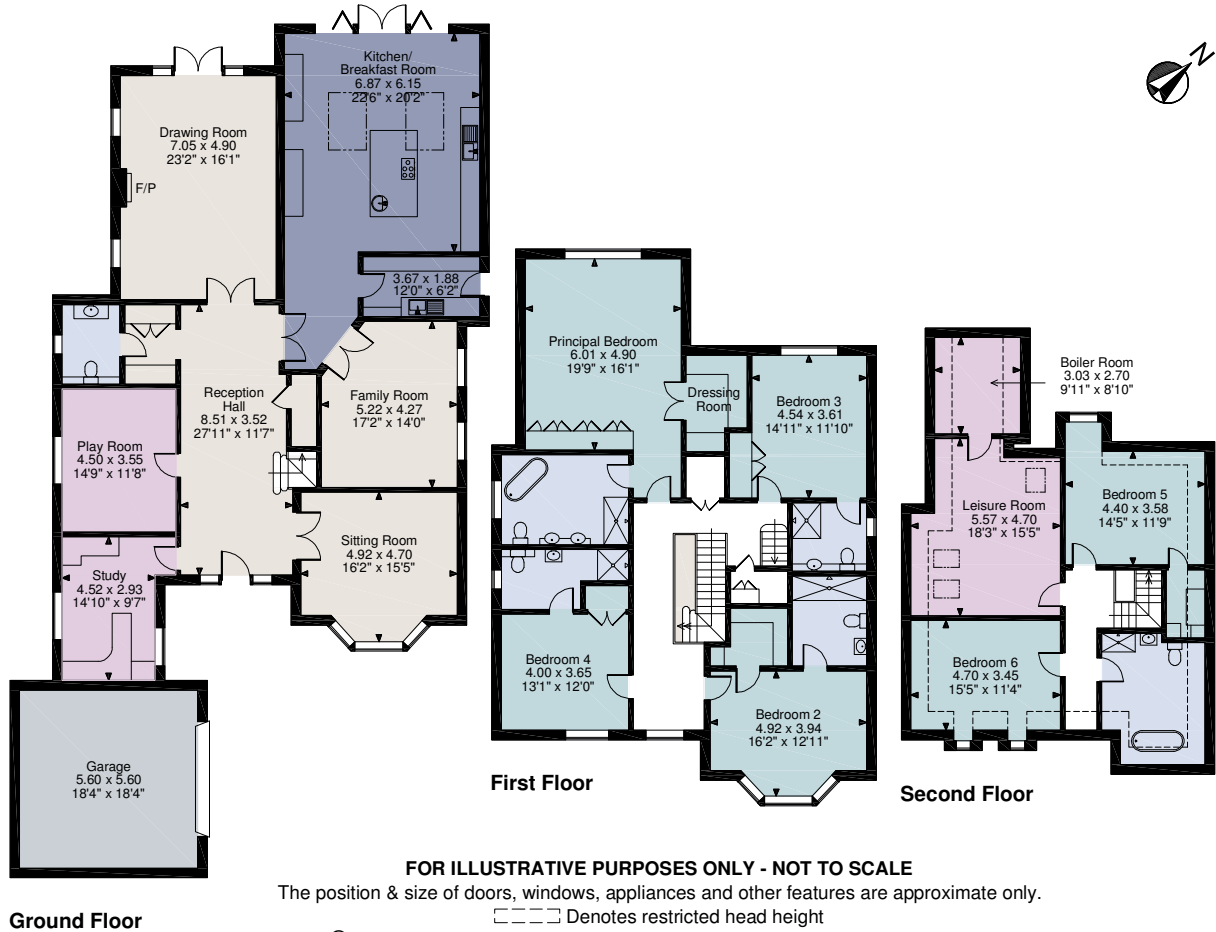
Strictly by appointment with Savills.



Cedar House, The Clump, Rickmansworth
Main House 4,717 sq ft / 438 sq m
Garage 338 sq ft / 31 sq m
Total 5,055 sq ft / 470 sq m

  [savills.co.uk](https://www.savills.co.uk)

Contact
Savills Rickmansworth
01923 773171
rickmansworth@savills.com



For identification only. Not to scale. © 126020

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

