



CLASSIC GRADE II LISTED RECTORY IN A HIGHLY SOUGHT AFTER VILLAGE

CHENIES, RICKMANSWORTH, HERTFORDSHIRE, WD3 6ED

Price on application, Freehold

savills

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OLD RECTORY, CHENIES, RICKMANSWORTH,
HERTFORDSHIRE, WD3 6ED

Price on application, Freehold

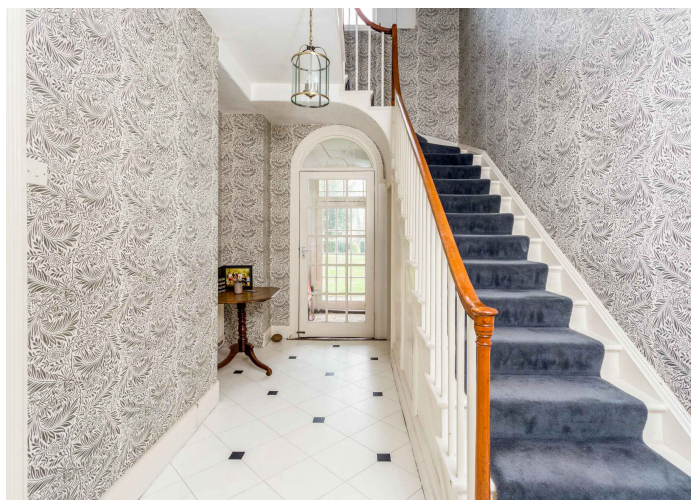
Entrance hall ♦ cloakroom ♦ drawing room ♦ dining room ♦ study ♦ kitchen/breakfast room ♦ inner lobby ♦ family room ♦ utility room ♦ cellar ♦ master bedroom with en suite bathroom ♦ 4 further bedrooms ♦ family bathroom ♦ detached double garage linking to further brick outbuildings including stables, tack room and garden stores with loft storage above ♦ grounds in all 0.7 acres ♦ EPC exempt

Situation

The Old Rectory occupies a prime position within this sought after beautiful Chiltern village of Chenies on the east side of South Bucks near the border of Hertfordshire. The property is situated within the Conservation area and an Area of Outstanding Natural Beauty. The picturesque village Church and historical Manor House are of particular note as well as the Bedford Arms.

Communications are excellent with Little Chalfont village and station about 2.5 miles away. Chorleywood station is just over 2 miles away. Both stations provide the Chiltern Turbo to Marylebone and the Metropolitan Line to Baker Street and the City. Chorleywood village offers a selection of shopping, restaurants and cafés whilst the larger towns of Amersham and Watford are a drive away offering more comprehensive facilities. Access to the M25 is at Junction 18 (2.55 miles).

There is an excellent selection of schools both state and private within the wider area including York House, Royal Masonic, Dr Challoner's and St Clement Danes School. Local recreation facilities include golf at Moor Park and the renowned Grove at Watford. There are picturesque walks and bridle paths throughout Chenies and the Chess Valley.



Description

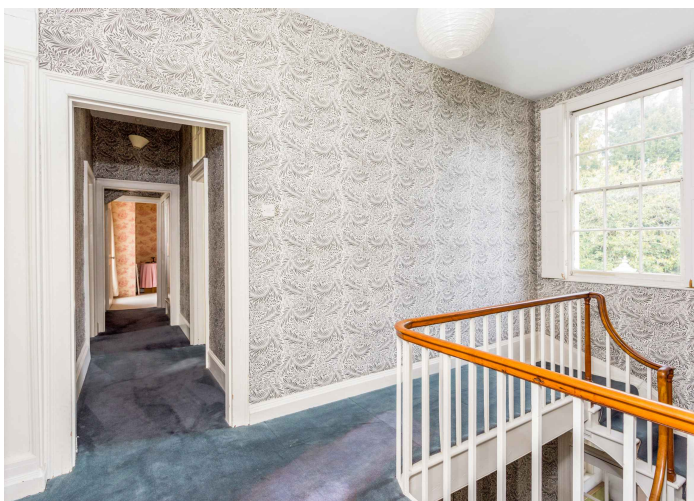
Overlooking Chenies Cricket Club grounds, the Old Rectory is a landmark property in the village and is approached through gates and sits well within its plot with far reaching views to the rear to Sarratt. The house is Grade II listed and is rendered between a slate roof and offers the discerning buyer the opportunity to remodel and refurbish the property. There is a large block of outbuildings that offer scope to create further ancillary accommodation, subject to planning permission. NB: Planning permission was granted in March 1969 which is still valid. We believe the property dates back to the early 19th century and has been in the same family for over 60 years and offers bright and light comfortable living space. Features include sliding sash windows and the house retains much character.

The house opens into a lovely reception hall which has views out to the garden and beyond. The principal reception rooms are of good proportions and feature fireplaces and high ceilings. The family room, which is situated off the inner hall, and kitchen have lower ceilings and built-in cupboards.

The drawing room features a fine bay window and a feature fireplace and is a lovely room to sit and relax. The dining room across the hall also connects to the study which has a long picture window overlooking the garden.

The kitchen is another bright room fitted with a range of wall and floor units with a built-in double oven and gas hob, integrated fridge and dishwasher together with space for a central breakfast area. An inner lobby leads to a cosy family room with built-in cupboards and off the hall is also a large walk-in larder, a wine cellar and a generous utility room.

The light landing area with a deep picture window affords views to Sarratt and there are five double bedrooms with the master bedroom having an en suite bathroom plus there is a separate family bathroom. Each bedroom enjoys views to either the Cricket Club to the front or out to Sarratt at the rear.



Outside

There is a long brick outbuilding which includes a double garage with remote up and over door, a separate single garage and an arrangement of outbuildings including original stables, tack room, freezer room, other ancillary storage areas with one having a loft area above. The driveway to the front offers parking for several cars.

The gardens are a fine feature and are part walled being mainly laid to lawn enjoying countryside views as far as Sarratt to the rear. A terrace to the rear leads to a glass conservatory – a lovely sitting area to enjoy the garden from. There is a fruit and vegetable area and the garden is bound by hedging to the rear. The overall plot is 0.7 acres.

Directions

From Junction 18 of the M25 proceed along the A404 in the direction of Chorleywood. Go passed the Common and continue through the traffic lights and passed St Clement Danes School. Continue along the A404 and turn right into the village of Chenies and the Old Rectory can be found on the right.

Viewing

Strictly by appointment with Savills.





Old Rectory, Chenies

Gross Internal Area (approx) = 253.5 sq m / 2729 sq ft (Excluding Void)

Cellar = 22.1 sq m / 238 sq ft

Outbuildings = 164.1 sq m / 1766 sq ft

Garage = 25 sq m / 269 sq ft

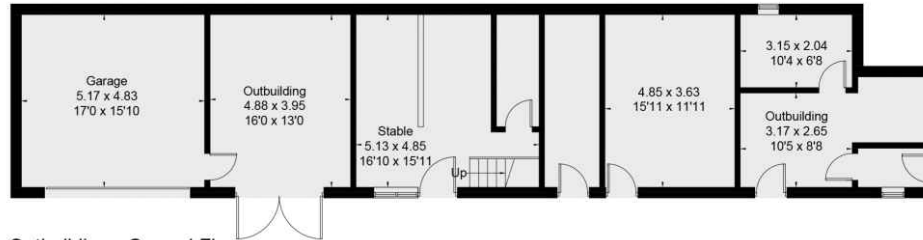
Total = 464.7 sq m / 5002 sq ft

For identification only. Not to scale.

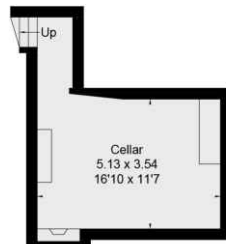
© Floorplanz Ltd



= Reduced headroom below 1.5m / 5'0"



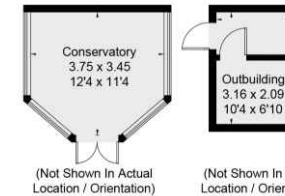
Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Lower
Ground Floor



Outbuilding -First Floor

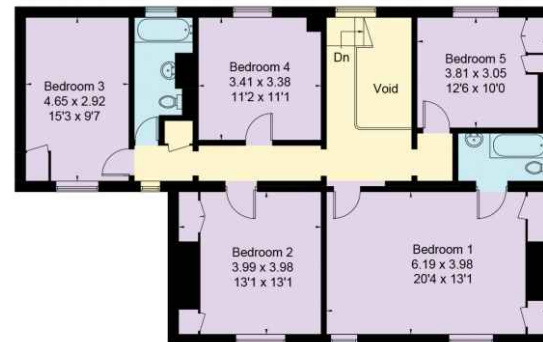


(Not Shown In Actual
Location / Orientation)

(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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