



WATERDELL HOUSE

Little Green Lane, Croxley Green, Rickmansworth, Hertfordshire, WD3 3JH



A most impressive Georgian house set within magnificent gardens and grounds

Price on application • Freehold

Reception hall • boot room • cloakroom • drawing room
family room • dining room • kitchen/breakfast room
pantry • bedroom/study • shower/cloakroom
6 bedrooms • 3 bath/shower rooms • attic/studio
• large garage • utility room • workshop • parking space
• formal gardens and grounds of approximately 1.135
acres • EPC rating = E

SITUATION

Waterdell House is situated down a quiet, leafy lane tucked away behind The Green. Croxley Green has a number of shops and Rickmansworth is about a mile and a half away offering more comprehensive shopping, restaurants and cafés. For the commuter there is the Metropolitan Line station at Croxley Green and Rickmansworth offering both the Metropolitan and the Chiltern Turbo. Watford Junction is approximately 2 miles away, with fast trains to London Euston. The M25 at Junction 18 is approximately 3 miles away and London 24 miles. Heathrow Airport 17.9 miles. There is an excellent choice of schooling within the area including York House, Merchant Taylors, Royal Masonic School, Northwood College and Rickmansworth School.

DESCRIPTION

Waterdell House is the major part of this lovely Georgian house thought to date from 1780s with classic elevations under a slate roof and retaining many original features including shuttered windows, fireplaces and beautiful cornicing.

The property is approached through double doors to a most impressive reception hall with wooden herringbone flooring and moulded cornices.

Adjoining the hall is a useful boot room with access to the main garden and a cloakroom. To the left is the family room with parquet flooring, tiled fireplace, book shelves and cupboards under plus views to the kitchen garden.





The inner hall has the original attractive tiled flooring with an elegant staircase to the first floor. The drawing room is a stunning room with two sets of double doors to the terrace giving excellent views over the garden. There is a most attractive working fireplace, wooden flooring and bookshelves with cupboards under. The dining room is another charming room with original fireplace and doors opening to the kitchen garden.

The kitchen/breakfast room is fitted a range of wall and floor cupboards plus the usual appliances, quarry tiled floor and a fabulous walk-in pantry larder.

The inner hall leads to bedroom/study with an adjoining shower room beyond the kitchen. To the first floor is a very spacious landing. The master bedroom is set to the front of the house and has some fine views over fields and the pond. There are five further bedrooms and three bath/shower rooms. A door leads to an excellent attic/studio with exposed beams and three windows providing good light and some lovely views over the fields and farmland. (NB): This room has been used as an art studio. The hot water boiler is situated in the eaves storage.

OUTSIDE

Kitchen Garden

Double gates provide access to a concrete parking area, an old walled kitchen garden and a paved courtyard.

Main Gardens

The main gardens lie to the westerly side of the house and are surrounded by a wall. The large terrace outside the drawing room has paving slabs reclaimed from London streets. There is a large single garage with electric up and over door, utility room and workshop and two Vaillant gas fired boilers for the central heating. The garden has its own irrigation system, borehole and water supply, well maintained lawn, flowerbeds, trees and shrubs; overall an absolutely stunning feature of the property. A mature hedge hides the other half of this magical garden with an impressive expanse of lawn, many carefully tended flower borders, mature oak trees, timber garden shed, compost area, greenhouse and pond.

DIRECTIONS

From Rickmansworth Station proceed to the Comet roundabout and take the second exit signposted Watford (A412), proceed down the hill and at the next roundabout take the first exit, proceed up the hill to the next roundabout and take the first exit left onto The Green. Proceed along The Green passing the two pubs on left and Copthorne Road on the left. Take the next right onto The Green and continue to the junction. Turn left then right and proceed into Little Green Lane. Continue straight along this road and bear left just after the pond and Waterdell House will be found on the left hand side with parking to be found on the left hand side of the lane.







FLOORPLAN

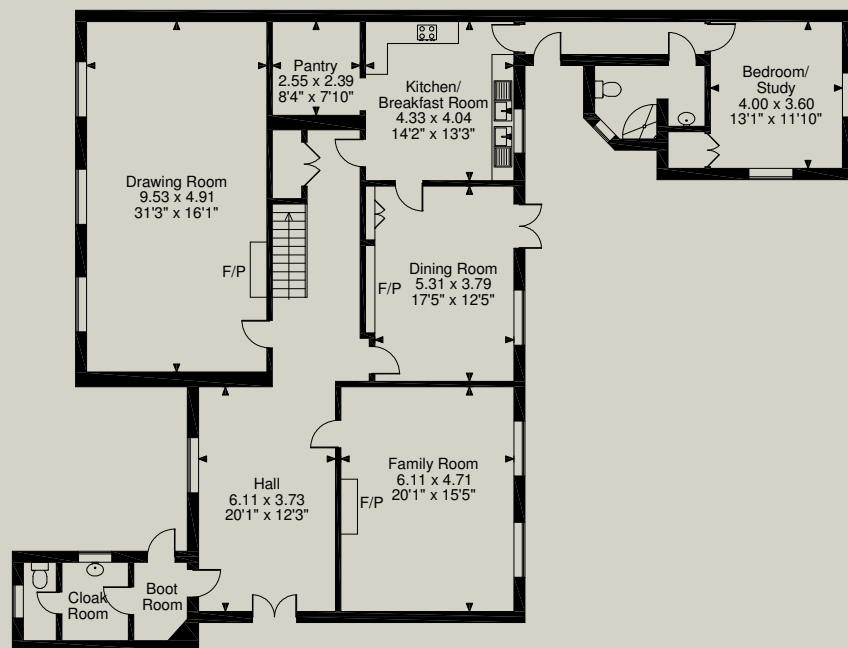
Main House gross internal area = 4,513 sq ft / 419 sq m

Garage Building gross internal area = 552 sq ft / 51 sq m

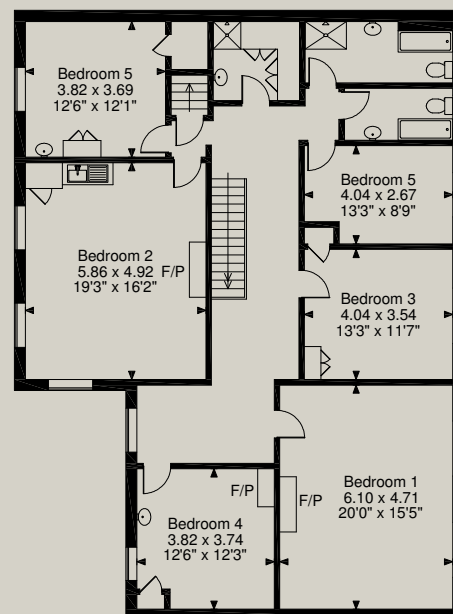
RHH gross internal area = 140 sq ft / 13 sq m

Total gross internal area (Including Restricted Head Height) = 5,205 sq ft / 484 sq m

For identification purpose only. Not to scale.



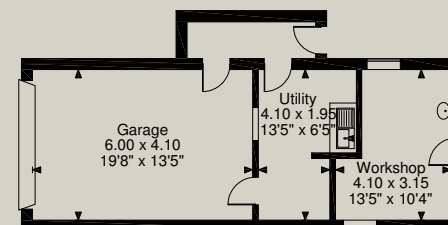
Ground Floor



First Floor



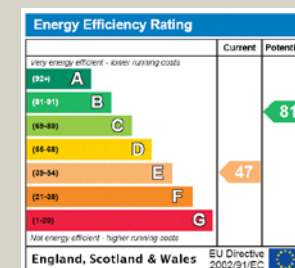
Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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