



An excellent family home on a stunning plot

Oak Tree House, Berry Lane, Chorleywood, Rickmansworth, Hertfordshire, WD3 5EY

Freehold





Drawing room • Kitchen/breakfast/family room • Home office • Master bedroom suite • 5 further bedrooms • 3 further bathrooms • Swimming pool • Double carport and single garage

Local information

Oak Tree House is an attractive family home that has undergone an extensive refurbishment and sits on a delightful landscaped plot with far reaching views to Chorleywood Common.

Chorleywood village offers an excellent choice of shops, cafes and restaurants. The station (approximately 0.5 miles via footpath) offers both the Metropolitan Line to London Baker Street and the City, and the Chiltern Turbo taking approximately 30 minutes to Marylebone. Chorleywood Common has a nine hole public golf course, bridle ways and picturesque walks. Access to the M25 is at junction 17. There is also an excellent selection of both state and private schools within the area.

About this property

Oak Tree House offers excellent well-proportioned characterful accommodation and is a great entertaining home. Many fine features include oak flooring, oak doors, Sonos sound system and Rako lighting.

The house opens into a flag stoned hallway with stairs to the first floor, a cloakroom and coats cupboard. The principal reception rooms all have doors out to the garden. The fine double aspect drawing room has a feature fireplace with gas coal fire. The kitchen/breakfast/family room is the hub of the house and combines elegance and great

living space for the family. The kitchen, by Hawk Interiors, has a fantastic range of bespoke Neptune wall and floor units with granite work tops and integrated appliances including a Miele dishwasher, Fisher & Paykel double fridge/freezer, two Fisher & Paykel fan assisted ovens and ceramic hob plus wine fridge in the central island with an Italian glass light, The Nest, extractor. There are double doors to the raised deck which overlooks the garden. There is a cosy family area with a contemporary wood burner and generous dining space. This area is fully tiled and has under floor heating. The utility room is located off the kitchen. The TV room with integrated cinema sound is a relaxing place for the family to unwind and enjoy TV and movies with electric remote control blinds to the windows and a sound proof ceiling plus a feature inset remote control contemporary fireplace plus double doors out to the garden decking. A door opens into a generous study which could also be a useful third reception and this in turn opens into a lovely conservatory (heat control glass roof) with panoramic views over the garden and under floor heating below Travertine tiles.

On the first floor there is access to the extensive loft space and three storage cupboards.

An elegant master bedroom has two walk-in dressing areas and a lovely en suite bathroom with



porcelain tiled floor and tongue and groove panelling to the rear of the free standing Victoria and Albert slipper style bath, walk in Lefroy Brooks shower with rain shower head, Fired Earth WC and twin basins in Neptune bathroom furniture plus eaves storage cupboards.

Bedrooms two and three both have generous en suites with beautiful views of the garden and common beyond. There are two further bedrooms on this floor and a family bathroom with separate shower, bath and Pierre Cardin designer basin.

Stairs lead up to the second floor with another bedroom with eaves storage. There is further attic space which could be converted if desired.

Outside

The house is approached through electronic gates to a driveway with parking for cars. There is also a pedestrian gate. There is a detached double carport and a single garage plus an electric charging point.

The well stocked, landscaped gardens are a superb feature and have far reaching views towards Chorleywood Common and the plot overall is about 0.63 of an acre (Promap). There is a fabulous decked area with inset lighting and steps down to the terrace and swimming pool which is heated by an air source heat pump. To the side of the pool underneath the decking is a covered area ideal for storage of toys or sitting if the weather is inclement and also a lockable wine cellar and storage facility. The garden is beautifully laid out with a greenhouse, vegetable bed, mature fruit trees, stocked

flower and shrub borders making a tranquil setting for this lovely home as well as superb entertaining space.

At the rear of the garden is a large shed for garden equipment plus there are two pool storage sheds.

Tenure

Freehold

Viewing

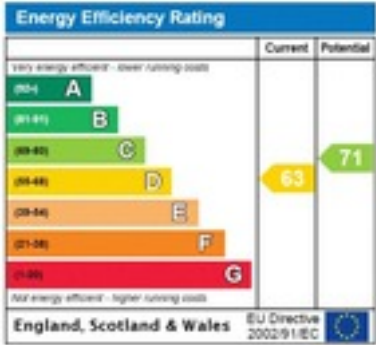
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