



Excellent family home set in about 0.75 acres

Broadlands, Sarratt Lane, Loudwater, Rickmansworth, Hertfordshire, WD3 4AD

Freehold



Reception hall • Cloakroom • Drawing room • Family room • Study • Kitchen/breakfast room • Utility room • Gym
Principal bedroom suite • Guest bedroom suite • Three further bedrooms • Family bathroom • Double garage • Annexe • Plot of about 0.75 acre • EPC = C

Situation

Broadlands is situated in a fine location on the edges of the Loudwater estate set on the slopes of the Chess Valley with the River Chess and beautiful walks. Rickmansworth provides a comprehensive shopping centre with the food halls of Marks and Spencer, Waitrose and Tesco. There is a selection of good schools, both private and state within the area. Rickmansworth provides a frequent Metropolitan line service to London, Baker Street and the Chiltern Turbo a mainline service to Marylebone. The M25 can be accessed at Junctions 17 and 18.

Property Description

Broadlands is a stunning family home with great character standing centrally on the corner of Loudwater Heights in a wonderfully secluded plot of about 0.75 acre. There is a great balance of accommodation perfect for family living and the principal rooms enjoy views over the gardens. The house opens into a good reception hall and the lovely double aspect drawing room features a wood burner which is great for cosy winter evenings. The family room and study also have views to the garden. The kitchen/breakfast room has a bespoke range of hand painted wall and floor cabinets with feature lit display units, in addition there are granite worktops and integrated dual granite sinks and a large granite central island, a great place to enjoy

morning coffee or a more casual lunch or dinner; appliances include Britannia gas range cooker, dishwasher and American fridge/freezer. The kitchen also features a wood burner and doors leading out to the garden. The utility room has a range of built-in units as well and space for both a washing machine and tumble dryer. From the kitchen there is the gym but also could be an ideal playroom for young children too. On the first floor there is a great principal bedroom suite with a generous dressing room and beautifully appointed bathroom comprising walk-in shower, WC and twin vanity basins mounted on crema Marfil marble tops. The guest bedroom features a range of built-in wardrobes and dressing table plus an en suite shower room. There are three further bedrooms, two with an excellent range of built-in wardrobes and a family bathroom with bath, shower, WC and vanity basin with crema Marfil marble top complete the first floor accommodation. The three main bedrooms are fitted with air conditioning heat pump units that benefit from hot and cold air.

The property also benefits from "Evolution" double glazed wood effect windows throughout installed in 2013, a monitored, hold up alarm system and "Fibre to home" Broadband with band widths capable of up to 900mb.



Outside

Broadlands is set well back from the road and is approached through electronically controlled gates with current permission to change these to wrought iron gates which open into a wide driveway with ample parking for several cars. The garden is laid to lawn with feature mature trees and lovely lamp posts and lighting. To the left is garaging and access to the house and further benefits of planning permission to enlarge this for several cars (20/2838 FUL). An attractive self-contained annexe is to the right and offers a studio bed/sitting room, kitchen area with granite worktops and integrated granite sink. There is a large shower room with combined steam enclosure facility, toilet and sink as well as space for washing machine with plumbing. Like the main house, it is fitted with an air conditioning heat pump unit that benefits from hot and cold air. The south westerly rear garden is very private, benefitting from the sun all day on those great

summer days and has an entertaining area beneath an attractive pergola, an ideal setting to unwind at the end of the day with a glass of wine. The garden is mainly laid to lawn with a feature retaining wall of Buxus planting and laurel hedging to the borders and a large wildlife pond. The gardens make a most attractive setting for this lovely family home.

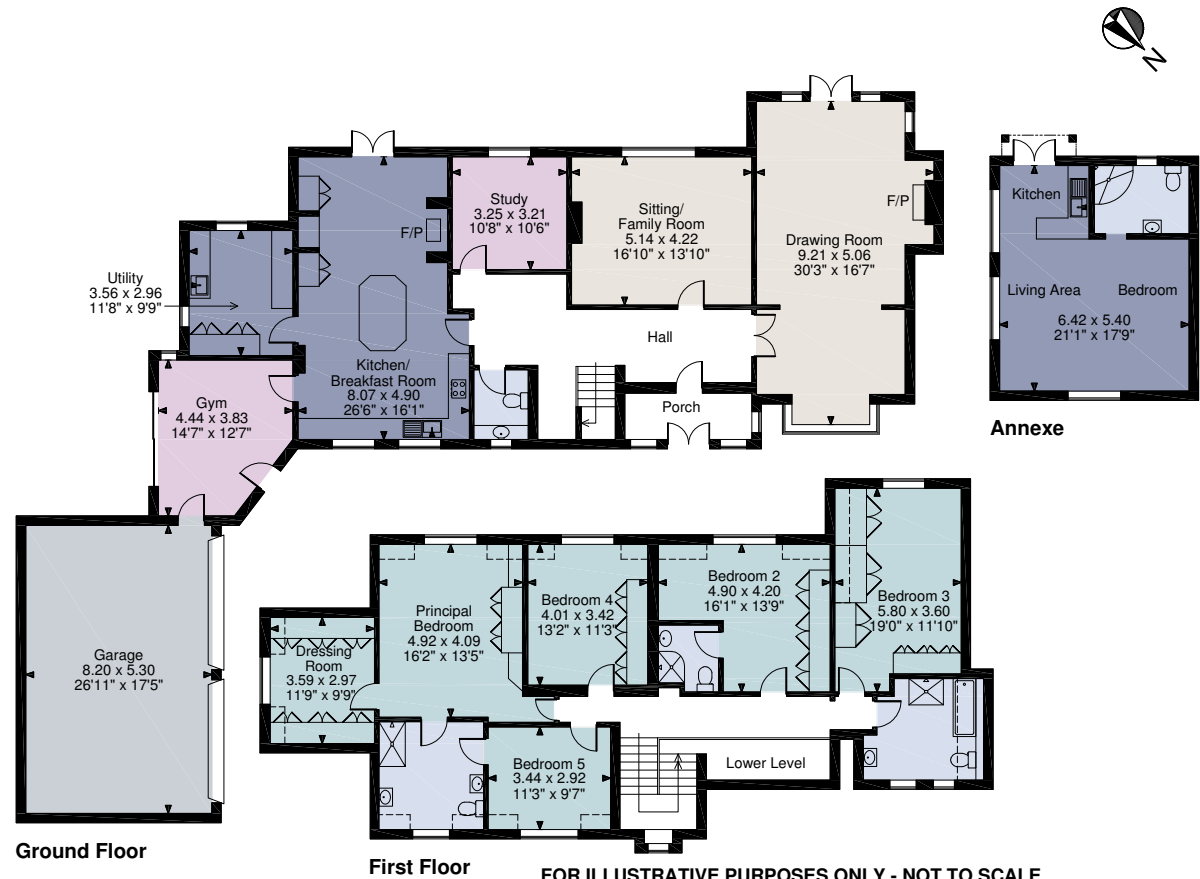
NB: planning permission has been granted to remove the existing timber framed garaging and replace with a traditional brick built structure along with the replacement of the existing wooden entrance gates to wrought iron (20/2838 FUL).

Directions

From Rickmansworth Station take the Chorleywood Road towards the M25. Continue past the Royal Masonic School and turn right into Loudwater Lane. Continue down this road and up to the T junction. Turn left into Sarratt Lane and Broadlands is to be found on the left hand side between Loudwater Heights and



Broadlands, Loudwater
Main House 3,187 sq ft / 296 sq m
Garage 468 sq ft / 43 sq m
Restricted head height 97 sq ft / 9 sq m
Annexe 373 sq ft / 35 sq m
Total (including restricted head height) 4,125 sq ft / 383 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For identification only. Not to scale. © 210721NM

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