



# Georgian-style house with views over The Green

Clare Cottage, The Green, Croxley Green, Rickmansworth, Hertfordshire, WD3 3JA

Freehold





Entrance vestibule • Cloakroom • Sitting room • Dining room • Study • Kitchen • Principal bedroom with en suite bathroom • Three further bedrooms • Family bathroom • Separate WC • Detached double garage • Gardens

### Local Information

Clare Cottage is a most attractive neo-Georgian style house situated in a prime location overlooking the Green. There are excellent transport links into London and the City from Rickmansworth (approx a mile & a half) and Croxley (approx a mile), and the West Coast mainline railway from Watford (approx 3 miles), and all London airports are easily accessed. There are local shops and services in Croxley Green and a more comprehensive selection in Rickmansworth with restaurants, cafes and the food halls of Waitrose and Marks & Spencer. A full range of high-quality schooling is within easy reach.

### Property Description

The property offers excellent family-sized accommodation set within a corner plot with wonderful views over the Green. The front door leads through a glazed lobby into the reception hall with a cloakroom and doors to all ground floor rooms. The sitting room is a very pleasing dual aspect room with a feature fireplace, bay window to the front & French windows opening to the rear terrace. Double doors link with the dining room, which overlooks the garden and has a serving hatch from the kitchen.

This has windows on two sides and is fitted with a good range of cupboards and work surfaces, with space for a range of free-standing appliances. The rear door leads to the gardens and side entrance gate. There is wood-block flooring throughout the ground floor reception rooms. Upstairs a landing leads to the excellent principal bedroom; this has one of the best views over the Green. There are two double fitted wardrobes and an en suite bathroom with separate lavatory. The three good-sized further bedrooms each have double fitted wardrobes, There is a family bathroom and separate WC.

### Outside

The gardens provide a lovely setting for the property, with mature trees, including a century-old walnut, and flower borders. The house stands back from the road behind a substantial beech and holly hedge. Lawns and a path lead to the side access and the detached double garage and standing area. The enclosed rear garden features a wide paved terrace along the back of the house, looking over a lawn and well-stocked beds. A high conifer hedge at the boundary provides plenty of seclusion.

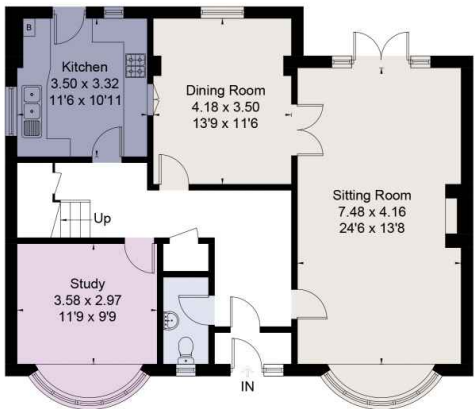








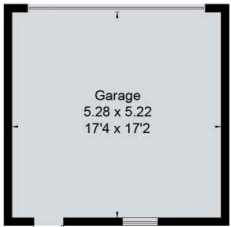
Approximate Area = 180.9 sq m / 1947 sq ft  
Garage = 27.6 sq m / 297 sq ft  
Total = 208.5 sq m / 2244 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)  
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Ground Floor



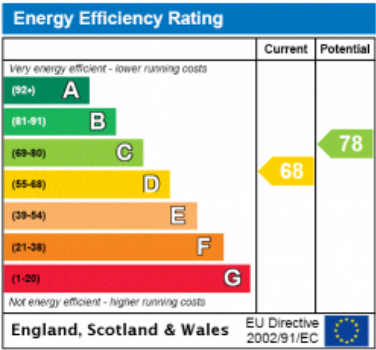
First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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