Shepherds Way, Rickmansworth, WD3 7NP

CARTERS residential

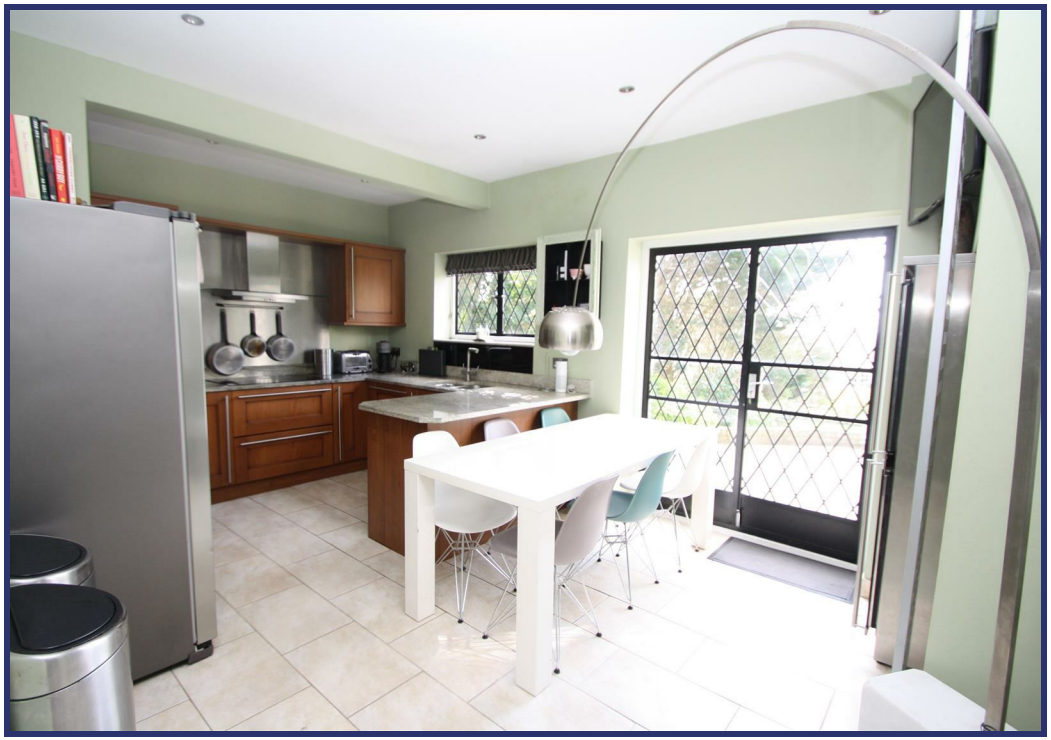
**Little Barn**
**75 Shepherds Way**
**Rickmansworth**
**Hertfordshire**
**WD3 7NP**

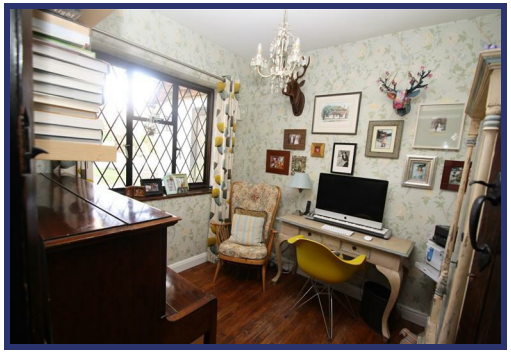
## Offers Over £1,250,000

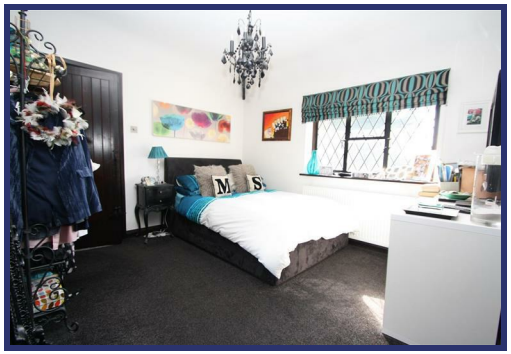
**The 'Little Barn' is a fine example of a four double bedroom,1930's double fronted detached family home, resting on a generous plot of around a third of an acre. It is located on the most sought after road in Rickmansworth on the desirable Cedars Development, and offers exceptional and versatile accommodation set over two floors, with a thoughtfully designed extension.**

The accommodation in brief comprises reception hall, downstairs cloakroom, sitting room, family room/dining room, kitchen/breakfast room, study, galleried first floor landing, principle bedroom, bedroom two/guest bedroom with ensuite, two further double bedrooms, inner hallway, large family bathroom and shower room. The benefits include original features such as the light leaded windows and parquet flooring, gas to radiator central heating, horse shoe driveway with double garage, large rear garden with vista views and a pool house with sauna. The property is ideally situated in Rickmansworth with its great selection of shops including M&S Simply Food, Waitrose and Tesco. The Metropolitan and Chiltern Line trains to Baker Street and Marylebone are available from Rickmansworth station just approximately a mile away, as well as an excellent choice of schools. Please call at your earliest opportunity to book a viewing as demand is expected to be high. No upper chain. This family residence is offered with no upper chain. EPC rating D.

- Sought After Location
- Close To Train Station For Commuters
- 1930's Detached Family Residence
- Study
- 4 Double Bedrooms
- Three Bathrooms
- Double Garage
- Pool House With Sauna
- No Upper Chain
- EPC Rating D







**Reception Hall**
Enter via a hardwood door into the reception hall. A generous size entrance hall with a light leaded glazed window to the front aspect. Stairs rising to the first floor. Original wooden internal doors with cast iron latches to all rooms. Silver panel radiator. Parquet flooring. Original wooden door to an understairs storage cupboard.

**Cloakroom**
Obscure light leaded window to the front aspect. White suite comprising wash hand basin with a vanity unit under and a low level w.c. Tiled walls to half height. Ceramic flooring.

**Sitting Room**
A triple aspect room with original light leaded windows to the front and side aspects and glazed double doors leading to the rear garden. The focal point of this room is a brick-built fireplace with an inset coal effect gas fire. Parquet flooring and exposed decorative beams to the ceiling. Spotlights.

**Family Room/Dining Room**
A dual aspect room with light leaded windows and views over the rear garden and beyond. Feature brick-built fireplace with an inset coal effect gas fire. Two silver vertical panel radiators. Serving hatch to the kitchen. Parquet flooring.

**Kitchen/Breakfast Room**
Light leaded glazed window and double doors leading to the rear garden. Fitted in a range of units to wall and base levels with granite worksurfaces over and a one and a half bowl stainless steel sink/granite drainer with mixer tap over. Built-in double and a five ring induction hob with a stainless steel extractor hood over. Granite splashbacks. Internal door leading to a double garage. Ceramic tiled flooring. Space for a fridge/freezer. Inset spotlights to ceiling.

**Study**
Light leaded glazed window to the front aspect. Radiator. Parquet flooring.

**First Floor Landing**
Galleried landing with a light leaded window to the front aspect. Original wooden doors leading to all rooms. Access to loft.

**Principle Bedroom**
A triple aspect room with light leaded windows and lovely vista overlooking the garden and beyond. Feature fireplace. Wooden flooring.

**Guest Bedroom/Bedroom Two**
Light leaded glazed window to the rear aspect with a lovely vista overlooking the rear garden and rising ground beyond. Built-in storage cupboard. Radiator. Door leading to the en-suite.

**En-suite**
Obscure light leaded window to the side aspect. White suite comprising a fully tiled shower cubicle with a hand-held shower tap, wash hand basin with shelving below and low level w.c. Integrated mirror. Chrome heated towel rail. Fully tiled to walls and floor. Inset spotlights.

**Bedroom Three**
A dual aspect room with light leaded windows to the rear and side aspects. Feature brick-built fireplace. Radiator.

**Bedroom Four**
Light leaded window to the front aspect. Built-in storage cupboard.

**Inner Hallway**
Door to bathroom. Airing cupboard.

**Family Bathroom**
Steps down lead to a large sunken bathroom with a suite comprising a corner bath, wash hand basin with a vanity unit under and a low level w.c. Obscure glazed window to the rear aspect. Part vaulted ceiling. This room has plenty of scope to be converted into an additional bedroom with an en-suite or remain as a bathroom with a dressing area.

**Shower Room**
Obscure light leaded window to the front aspect. White suite comprising a fully tiled shower cubicle, wash hand basin with a vanity unit under and a low level w.c. Chrome heated towel rail. Pattern tiled flooring. Inset spotlights to ceiling.

**Gardens**
The front is approached via a gravel horse-shoe driveway in front of a double garage. A crescent shape lawn area has a large feature Cedar tree. A beautiful and a generous size rear garden offers a good degree of privacy and has views overlooking the rising ground beyond. The garden comprises a large walled patio area with gated access leading to the front from both sides of the property. Steps down lead to a large two tiered lawn with various trees, plants and tall hedge screening. There is a further seating area at the foot of the garden. A timber deck patio leads to the pool house and a courtesy door leads to the garage.

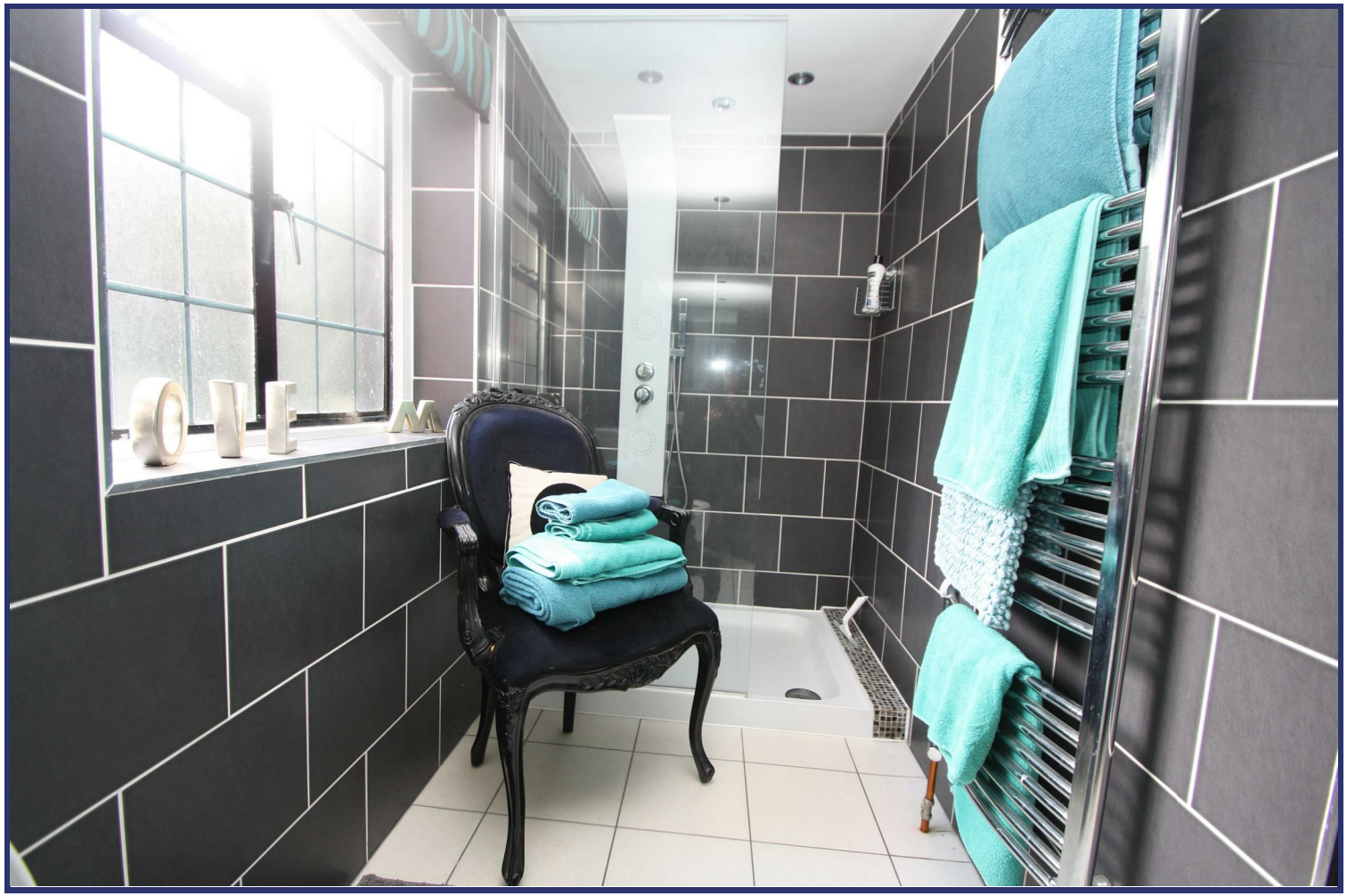
**Pool House**
The pool house is of timber construction and comprises a fully heated pool with a seating and gym area. Wood panelled walls and ceiling. A door leads to the sauna. The pool house offers a relaxing retreat and is equally a good party area. There are numerous windows offering plenty of natural light.

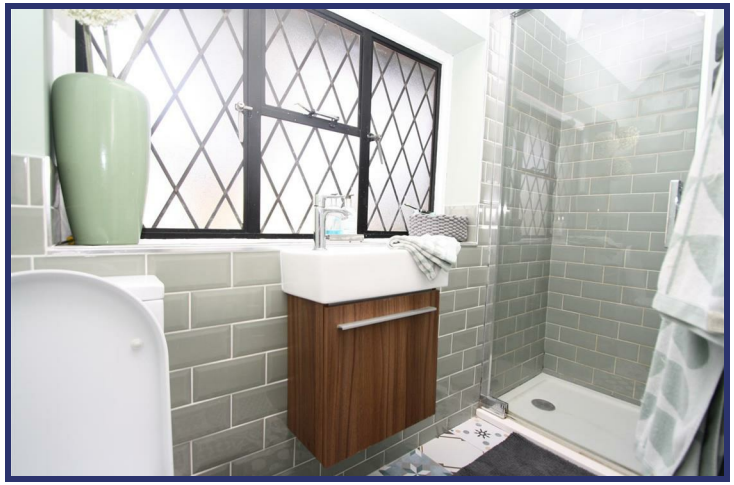
**Double Garage**
Attached double garage with up and over doors, power and light connected.

**Agents Notes**
The current owners have carried out various modernisations over the years but whilst sympathetically retaining some of it character features. The internal doors are the original wooden doors with cast iron fittings designed with love hearts by a designer named Valentine. The parquet flooring flooring remains to the ground floor and there are exposed beams to the sitting room as well as the light leaded windows throughout.

**Location**
Rickmansworth Town Centre has an enviable range of boutique shops, coffee houses, restaurants and supermarkets including M & S, Waitrose and Tesco. The Metropolitan and Chiltern line train services at Rickmansworth Station connect you to London Baker Street, Marylebone Station and is just over a mile way. The M25 motorway junctions 17 and 18 are reached within a few miles, connecting you to the national motorway network and airports including the Major London airports. The area has a good range of desirable private and state schools for children of all ages. There is an abundance of sporting facilities and activities in Chorleywood and Rickmansworth, offering everything from football, horse riding, cricket, golf, rugby and tennis. In addition, Rickmansworth Aquadrome is an ideal spot for walks and water sports activities as well as the Grand Union Canal.

**Disclaimer**
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.





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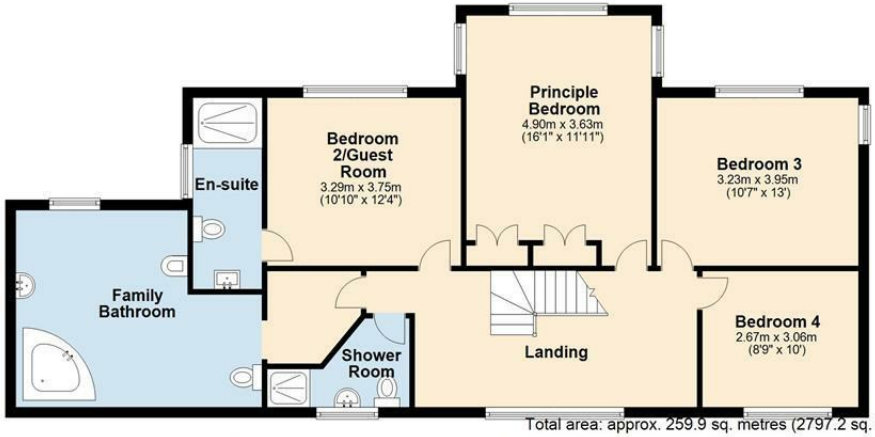
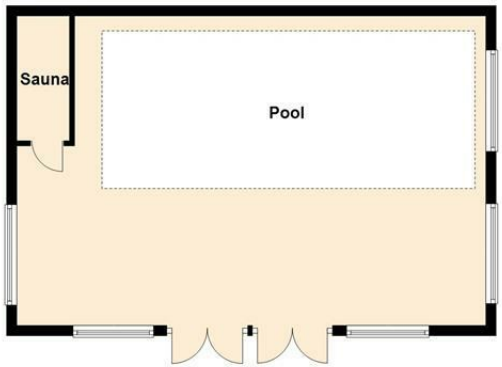
## Ground Floor
Approx. 106.5 sq. metres (1146.5 sq. feet)

## First Floor
Approx. 97.8 sq. metres (1052.4 sq. feet)

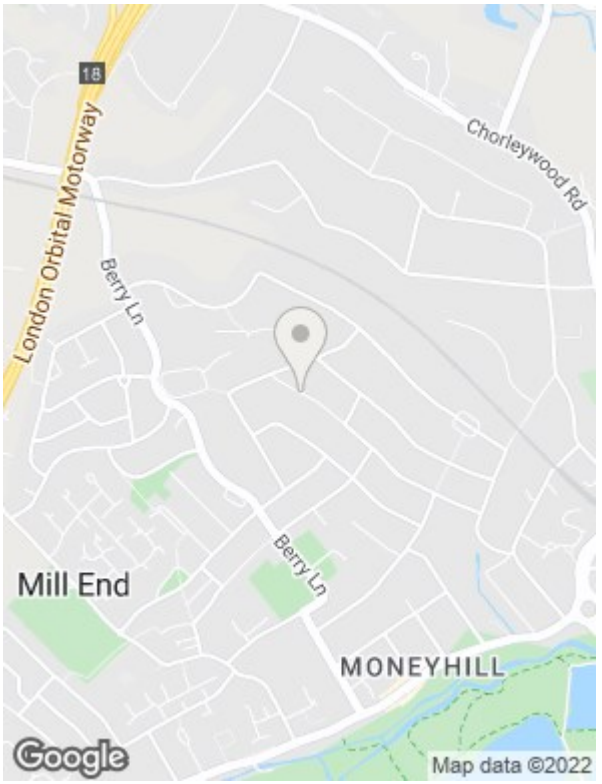



## Pool House (Not Actual Location)
Approx. 55.6 sq. metres (598.3 sq. feet)




Total area: approx. 259.9 sq. metres (2797.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.




## Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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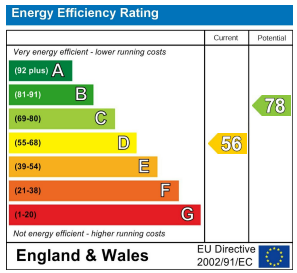


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