Knight Frank

THE ORCHARD

Common Road, Chorleywood

A LOVELY 6 BEDROOM, COUNTRY HOME SET WITHIN OUTSTANDING GARDENS AND GROUNDS OVERLOOKING THE COMMON.

A very impressive, Arts and Crafts style family home set within gardens extending to about 1.75 acres

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Local Authority: Three Rivers District Council
Council Tax Band: H
Services: Mains electricity, gas, water and drainage
Tenure: Freehold
What3Words: such.design.lists

LOCATION

The Orchard is delightfully situated overlooking Chorleywood Common (188 acres of woodland, grassland, bridal paths, a golf club and cricket club). The station at Chorleywood is a short walk away with services to London Baker Street as well as the Chiltern Line to Marylebone. The village centre is around ½ a mile away across the Common and offers a range of shops, cafes and restaurants.

The M25 junction 18 is a mile away, giving access to London and the national motorway network and Heathrow airport (16 miles).

The area benefits from a choice of very well-regarded schools both state and independent.

Chorleywood Station 0.7 miles (London Marylebone 29 minutes, London Baker Street 42 minutes)
Watford 7 miles
M25 (J18) 1 mile
London Heathrow Airport 16 miles , Central London 25 miles
(All distances and times are approximate)

THE ORCHARD

The Orchard is a very appealing family home, dating back to around 1907. Built in an Arts and Crafts style the house offers well-proportioned and elegant accommodation as shown in the enclosed floor plans.

The tiled porch leads through the front door to the welcoming reception hall with stairs rising to the first floor. The reception hall has doors leading to the drawing room with open fire, beyond which is the dining room and beautiful part-glazed garden room. The generous family room, with 2 bay windows, is situated next to the large and very well-fitted kitchen/breakfast room with separate pantry. The utility room with doors to both the gardens and courtyard and the boiler room complete the ground floor. There is also a cellar with stairs from the entrance hall.

The main bedroom with en suite bathroom, 3 further bedrooms, family bathroom and study are on the first floor. The second floor offers 2 further bedrooms (each with their own bathroom) and a TV room.

GARDENS & GROUNDS

The house sits delightfully in the centre of its plot and is approached along a gravelled driveway with lawns to one side and a fruit orchard on the other. The driveway leads to the front of the house and the double garage, with power, light, an electric car charging point and large storage room over. Just next to the utility room is a garden store and a courtyard with log store and bike store.

To the rear the gardens are mostly lawned with an attractive terrace adjacent to the house, there are many floral and shrub beds, mature trees and an area of wild grasses.

Approximate Gross Internal Area
Main House = 478.5 sq m / 5,150 sq ft
Garage = 39.7 sq m / 427 sq ft
Outbuildings = 58.4 sq m / 629 sq ft
Total = 576.6 sq m / 6,206 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted to tell you more.

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