



Total area: approx. 408.6 sq. metres (4398.5 sq. feet)



Cockayne, Loudwater Lane, Rickmansworth, WD3 4AL **£2,195,000 Freehold**

A fantastic opportunity to purchase this stunning 4 bedroom home situated on a plot of 2.5 acres in the desirable location of Loudwater lane, Loudwater. The property was built to a high specification 15 years ago and comprises spacious entrance hallway with feature staircase, formal dining room, open plan kitchen diner with stunning views of the rear garden, leading onto boot room, cloakroom and utility, living room with feature fireplace, study and second cloakroom. A staircase leads to the lower ground level with a spacious gym and cinema room. To the first floor is a beautiful vaulted landing with views over the front garden leading onto 2 double bedrooms both with dressing areas and en-suites, third double bedroom, family bathroom and master bedroom with vaulted ceiling, Juliette balcony and his and hers wardrobes leading onto en-suite. The property features a triple garage, office space and stunning private gardens.

- Stunning throughout
- 4 double bedrooms
- 3 reception rooms
- Open plan kitchen diner
- Office space
- 2.5 acre plot
- Private gardens
- Standard broadband: Up to 17Mb
- Fibre optic broadband: Up to 76Mb

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

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- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 4398 sqft
- Council Tax: Band TBC
- Nearest Train Station: 1.9 miles to Rickmansworth
- Nearest Underground Station: 1.9 miles to Rickmansworth
- Distance to Town Centre: 1.8 miles to Rickmansworth
- M25: 2.1 miles to Junction 18

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	