



## Loudwater Lane

*Loudwater, Rickmansworth, WD3*

**binks**  
estate agent

# {The Particulars

Loudwater Lane

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**Guide Price: £1,450,000**  
Freehold

 **3 Bedrooms**  
 **4 Bathrooms**  
 **2 Receptions**

## Features

- Detached home
- Open plan living accommodation
- Fitted Kitchen/Breakfast room with appliances
- Utility room and boot room
- Three en-suite bedrooms
- Driveway and double car port
- Summerhouse and workshop
- Attractive gardens
- Potential to extend (STP)
- EPC: C

## Binks Estate Agents

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## The Property


Masango - A Truly Unique Loudwater Gem. This exceptional 2012 detached home offers a rare blend of character, flexible accommodation, and beautiful gardens in a desirable Loudwater location. Zimbabwean influences are elegantly infused throughout, from the specialist wood carvings to the stunning imported front door.

The bright and airy open-plan living area boasts soaring vaulted ceilings and large windows that seamlessly bring the outdoors in. The space is anchored by an impressive floor-to-ceiling bespoke shelving unit with ornately carved swing doors to the dual-aspect kitchen/breakfast room. Here you'll find ample counter space, built-in appliances, and access to a raised terrace overlooking the gardens. A mezzanine floor above with minstrel's gallery could lend itself to a variety of uses.

Flexible accommodation abounds the ground floor with three bedrooms, including the main suite with dressing area, walk-in wardrobe, en-suite shower room, and private patio access. Two additional bedrooms enjoy their own garden access and have en-suites.

The home's intelligent layout also includes a utility room, boot room, plant room and abundance of storage.

The true showstopper, however, is the incredible multi-level garden paradise. Masterfully thought out, it includes mature trees, flowers, plants, a 120-year-old apple tree, lawned areas, patios, workshop and summerhouse while offering privacy. The driveway and carport provide ample parking.

 Masango is a much loved and unique detached home which has been individually created with Zimbabwean influences, to bring the outside in. This spacious family home has open plan living accommodation on the first floor and three en-suite bedrooms with outdoor access to the lower floor. The gardens are thoughtfully laid out on different levels with lawned and seating areas and several useful outbuildings. This 'upside down' house is located in a private, tucked away position off Loudwater Lane providing an oasis in a convenient location.

With its artistic architecture, seamless flow, and lush private setting moments from urban amenities, Masango offers an incomparable sanctuary in prime Loudwater location. Discover this vibrant yet tranquil haven today.

## Location

Loudwater is an exclusive Estate and conservation area located near Rickmansworth in Hertfordshire. The area has been inhabited since at least the Saxon times, with archaeological evidence of settlements dating back to the 4th and 5th centuries.

The name Loudwater derives from the loud noise of the River Chess, which flows through the area. It offers excellent transport links with junctions 17 and 18 of the M25 a few minutes' drive with Heathrow, Luton and Gatwick airports within easy reach.

For the commuter there are Metropolitan/Chiltern Line stations at both Rickmansworth and Chorleywood offering services into central London. Shopping facilities in Rickmansworth include Waitrose, M & S Foodhall, Tesco Superstore as well as smaller independent outlets for day-to-day needs. There is also an excellent range of schooling in the private and public sector including the highly regarded Royal Masonic School a short walk away.

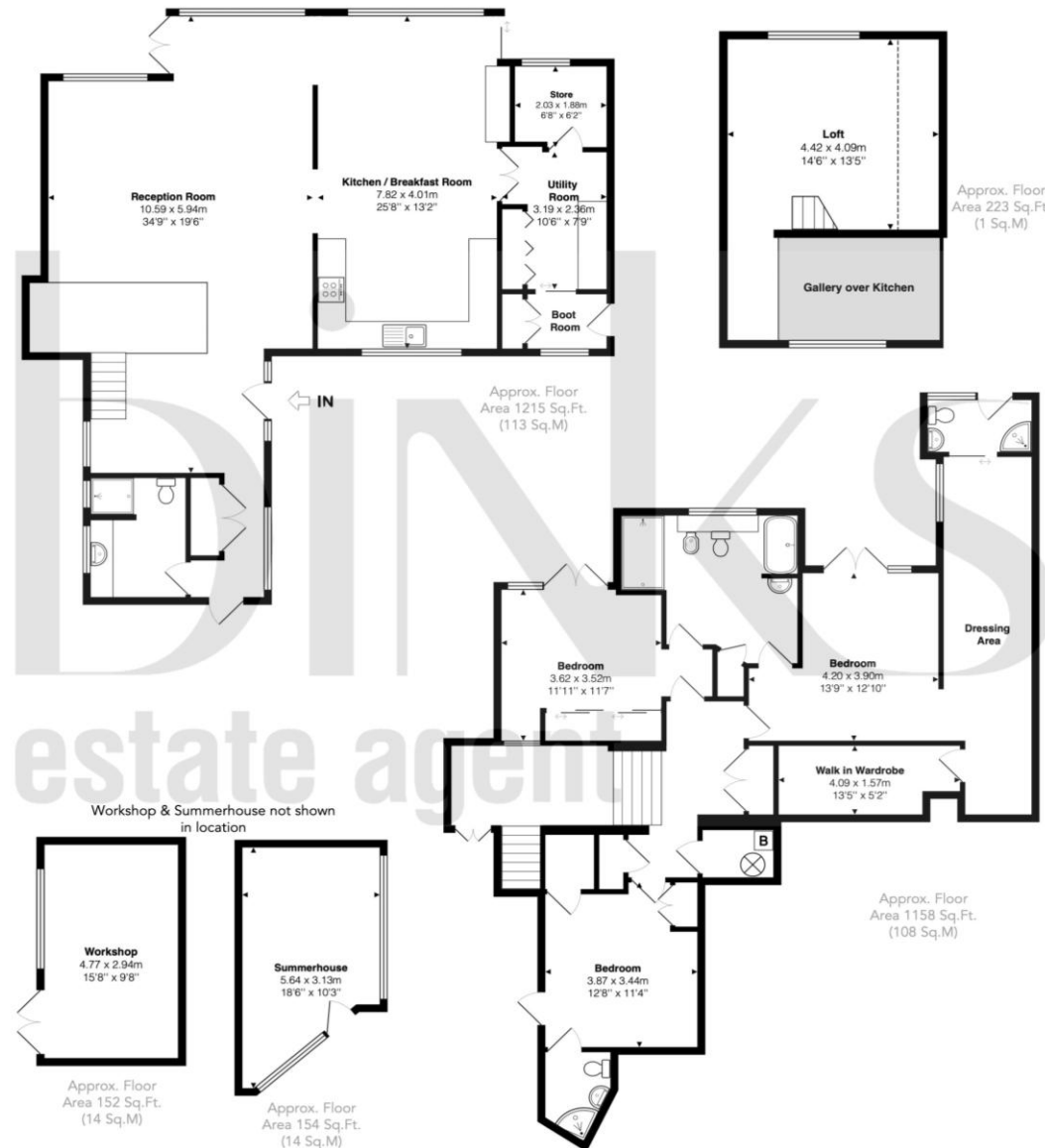
## Costs

Council Tax: Three Rivers District Council – Band H - £4,586.36 (For the period 2025-2026)

# Masango, Loudwater Lane, Loudwater, Rickmansworth, Hertfordshire, WD3 4HX

Approx. Gross Internal Area

270 Sq M – 2902 Sq Ft



## For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

