



Old Shire Lane
Chorleywood, WD3



{ The Particulars

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Guide Price: £1,800,000
Freehold

 **5 Bedrooms**
 **2 Bathrooms**
 **4 Receptions**

Features

- Detached family home
- Quiet location with farmland views
- Fitted kitchen/breakfast room and utility
- Four generous reception rooms
- Five bedrooms, en-suite and family bathroom
- Double garage and off street parking
- Attractive, private corner plot
- Potential for extension (STP)
- Chain free
- EPC: D

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The Property

Nestled on a tranquil no-through road within an area of outstanding natural beauty, The Coppice offers the perfect blend of countryside living and modern convenience. Located just over a mile from Chorleywood's Metropolitan/Chiltern line station, this detached family home provides a peaceful retreat with easy access to transport links.

Upon entering the property, there is a spacious entrance hallway featuring a large picture window that frames the front aspect, filling the space with natural light. The ground floor comprises a living room with doors opening to the garden and double doors leading to a dining room, also offering garden views. A study and a dual-aspect family room, both with direct garden access, provide flexible living spaces. The fully fitted kitchen has a range of matching units, built-in appliances and a convenient breakfast bar, complemented by a utility room with ample cupboard space and access to the front, rear and garage. Additional features on the ground floor include an understairs storage cupboard and a convenient downstairs WC.

The first-floor landing offers picturesque views of the farmland opposite, enhancing the sense of tranquillity. There are five well-appointed bedrooms, each offering views of either the surrounding farmland or the garden. The main bedroom benefits from access to a Jack and Jill en-suite shower room and a family bathroom serves the remaining bedrooms.

Externally, The Coppice is set within a generous, secluded rear garden bordered by mature hedges and trees, providing a private outdoor haven. The garden is primarily laid to lawn, wrapping around to the side of the property and features a patio area, perfect for outdoor entertaining. The property offers ample off-street parking for several vehicles and includes an attached double garage with additional storage space, power and light.

The Coppice is a truly exceptional family home, combining the peace of rural living with the convenience of nearby amenities.

Location

Chorleywood is a delightful village with an excellent variety of mainly independent shops, cafes and restaurants. In addition, there is a Community Library, two doctors' & dentists' surgeries There is an excellent range of schooling for all ages nearby in both the private and state sectors. Chorleywood Metropolitan/Chiltern Line Station offers a 35minute service into central London. The nearby M25 (Junctions 17 & 18) gives access to the airports and the national motorway network.

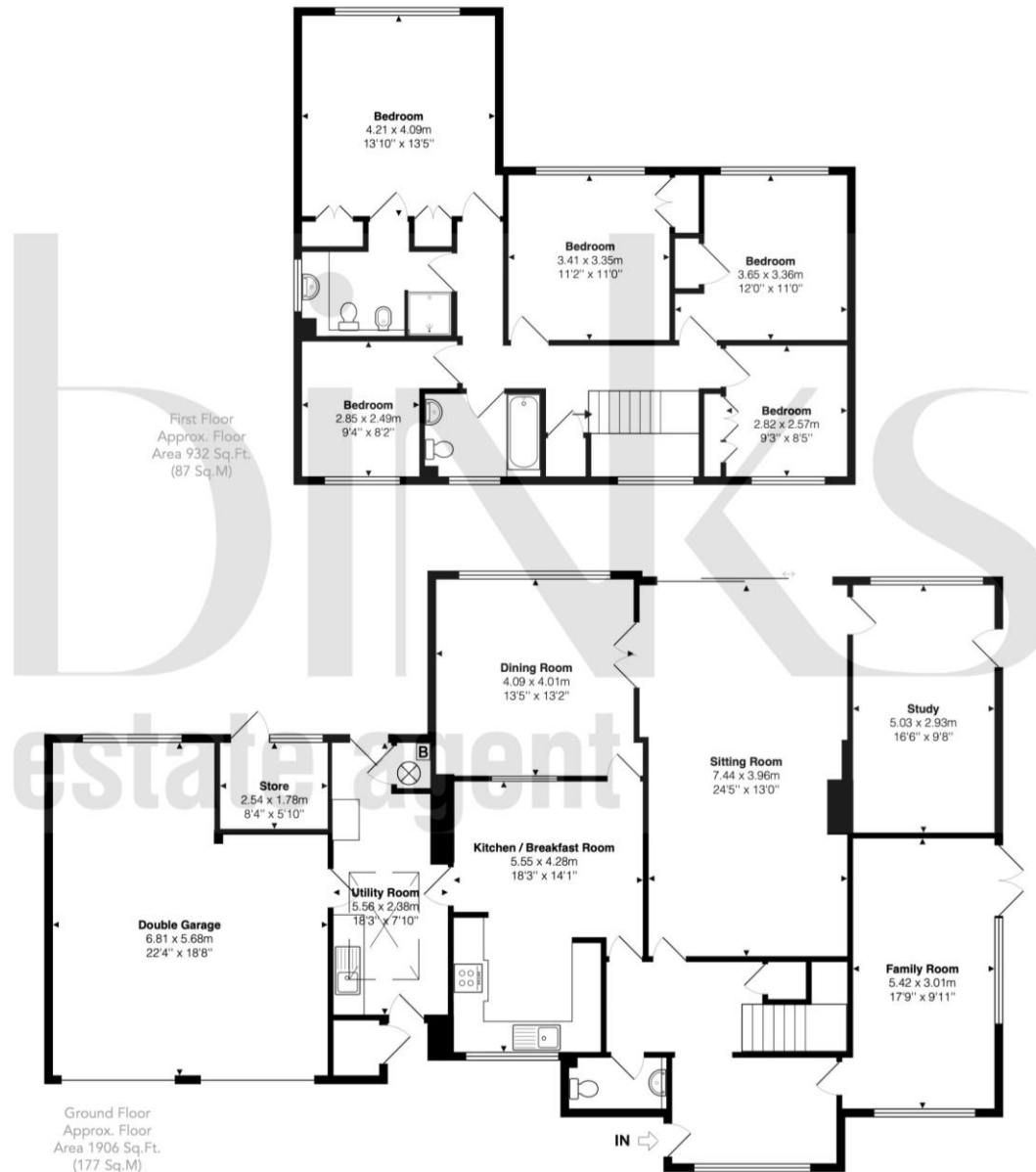
Costs

Council Tax: Three Rivers District Council: Band G - £3,677.94 (for the period 2024-2025)

{ Situated in one of Chorleywood's most desirable and peaceful locations is this five-bedroom, four reception room, detached family home. This generously proportioned property is positioned on an attractive corner plot and offers potential to modernise and extend (STP). The property has lovely views across farmland and is offered to market **chain free**.

Approx. Gross Internal Area

264 Sq M – 2838 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 misstatement. 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.

