



**Old Shire Lane**  
*Chorleywood, WD3*

**binks**  
estate agent



# {The Particulars

Old Shire Lane  
Chorleywood, WD3

**Guide Price: £1,750,000**  
Freehold

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

## Features

- Detached family home
- Exclusive, end of lane corner plot
- Quiet location with farmland views
- Fitted kitchen/breakfast room and separate 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

## Binks Estate Agents

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## The Property

Tucked away at the end of a quiet no-through lane in an Area of Outstanding Natural Beauty, The Coppice offers the perfect balance of rural charm and modern convenience. Enjoying an exclusive corner plot position, this detached family home is just over a mile from Chorleywood's Metropolitan and Chiltern line station, providing a peaceful retreat with excellent transport connections. The property also presents an opportunity to modernise and extend (STP).

Inside, the spacious entrance hall has a striking picture window that floods the space with natural light. The ground floor offers versatile living: a bright living room with doors onto the rear garden, a dining room overlooking the rear garden and a study for work or quiet retreat.

At the front a dual-aspect family room also opens to the side garden, creating flexible spaces for both family life and entertaining. The fully fitted kitchen is equipped with a range of units, integrated appliances and a breakfast bar, alongside a utility room with extensive storage and access to the front, rear and double garage. Completing the ground floor are a cloakroom and an understairs storage cupboard.

Upstairs, the landing takes in far-reaching views over open farmland, reinforcing the home's tranquil setting. Five generously sized bedrooms all enjoy views of either the garden or countryside beyond. The main bedroom benefits from a Jack and Jill en-suite shower room, while the remaining rooms are served by a family bathroom.

Outside, The Coppice is surrounded by mature hedging and trees, with a private and secluded rear garden with a south east to west orientation. Mainly laid to lawn with a wraparound design, it also features a patio area at the rear which is perfect for summer dining and relaxation. To the front there is ample off-street parking and an attached double garage with light, power and extra storage.

Blending countryside living with easy access to local amenities, The Coppice is an exceptional family home with potential in a sought-after location.

Viewing is highly recommended to fully appreciate the setting and lifestyle this property offers.

## 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.

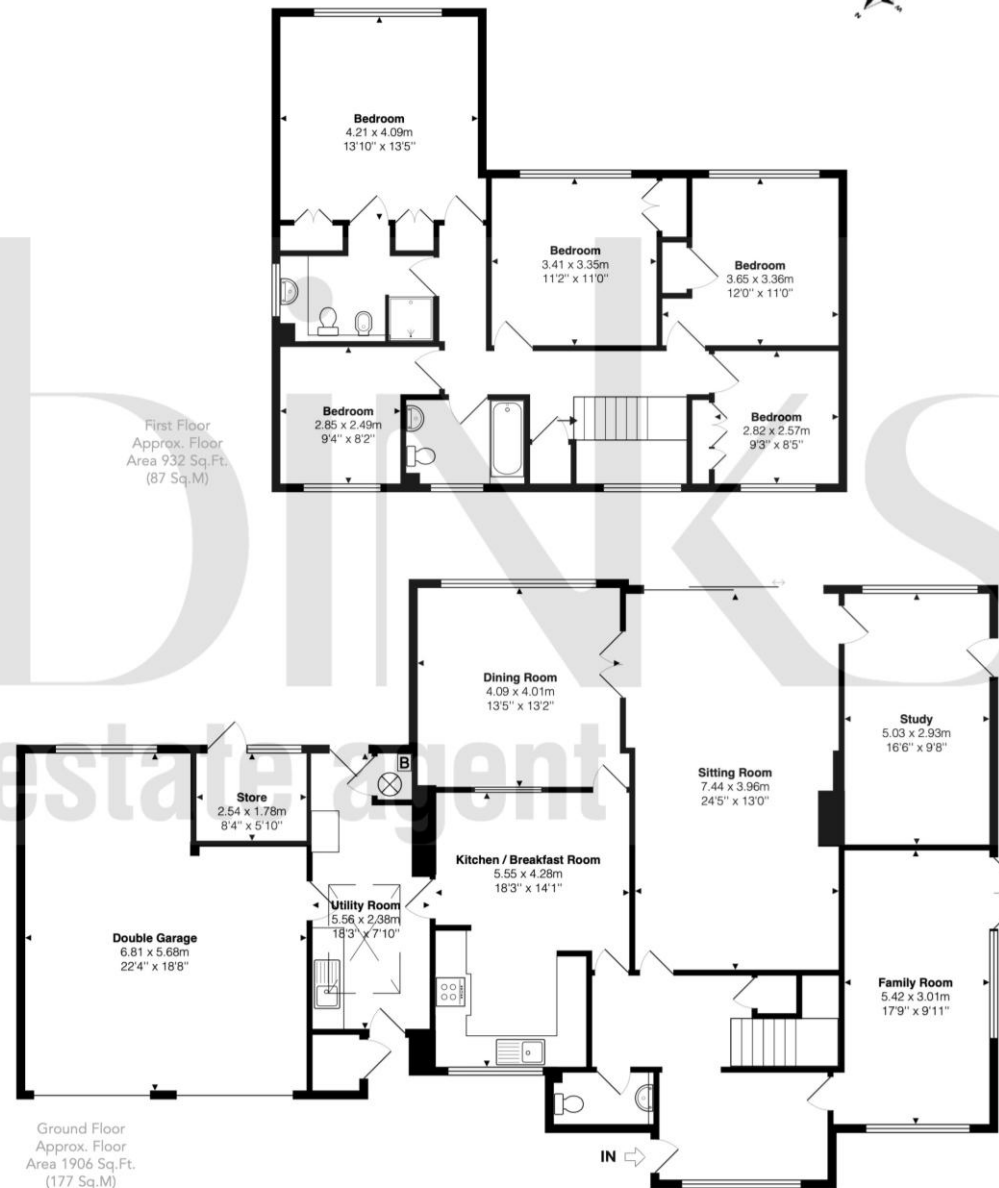
## Costs

Council Tax: Three Rivers District Council: Band G - £3,860.17 (for the period 2025-2026)

Located in one of Chorleywood's most sought-after and tranquil settings, this substantial five-bedroom detached family home offers spacious accommodation with four versatile reception rooms. Positioned on an attractive large corner plot, the property enjoys far-reaching views over open farmland and presents an excellent opportunity to modernise and extend (STP). Available with no onward chain, this home combines generous proportions with exciting potential for future enhancement.

## 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.



