

# THE SPINNEY

THE DRIVE RICKMANSWORTH





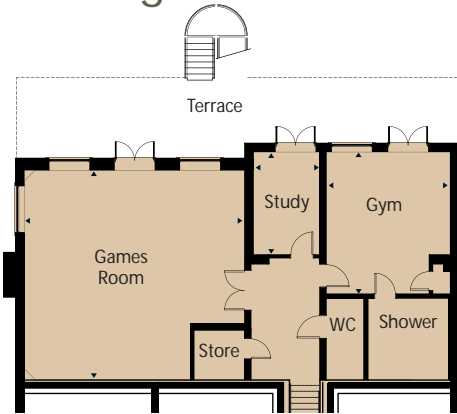
## THE SPINNEY

THE DRIVE  
RICKMANSWORTH

The Spinney is an outstanding architect designed home set in an elevated location and standing in about 1/2 acre with stunning versatile accommodation extending to about 7,000 square feet. Situated in a premier residential location in Chorleywood with easy access to the motorway network and rail stations.

- Versatile Accommodation over 4 floors
- Underfloor heating to Ground and First Floor
- Pedini Kitchen with Miele Appliances
- Bespoke Design Bathrooms with Villeroy and Boch Sanitary Ware
- Fitted Dressing Room
- Large Balcony
- Wiring for Media and Security
- Handcrafted staircase

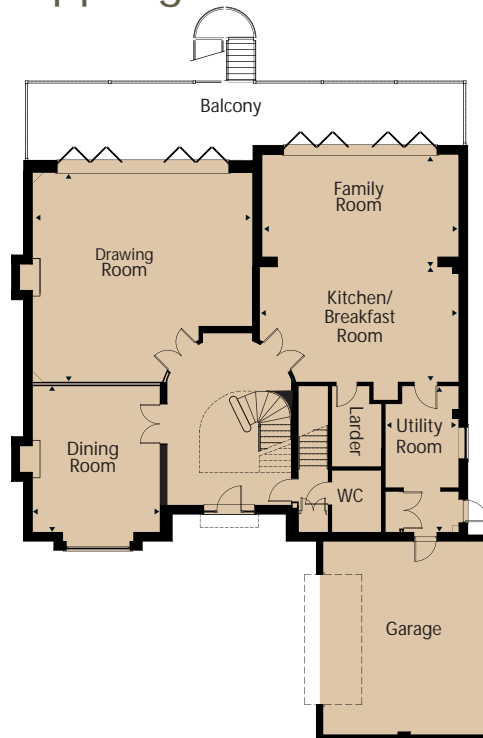
## Lower ground floor



### Lower ground floor

<b>Games Room</b>	8.19 x 7.79m	26'9" x 25'6"
<b>Study</b>	3.81 x 2.45m	12'5" x 8'
<b>Gym</b>	5.27 x 4.60m	17'3" x 15'1"
<b>Shower</b>		
<b>WC</b>		
<b>Store</b>		

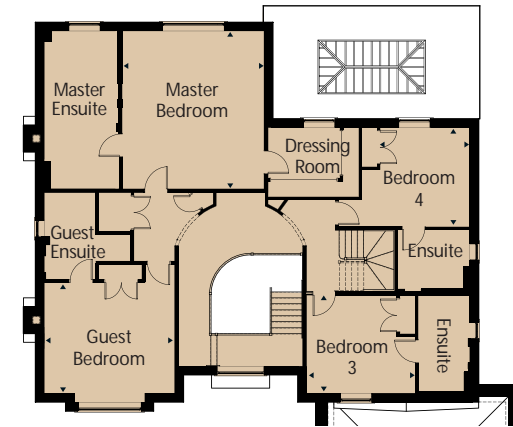
## Upper ground floor



### Upper ground floor

<b>Drawing Room</b>	8.19 x 7.79m	26'9" x 25'6"
<b>Family Room</b>	7.32 x 3.81m	24' x 12'5"
<b>Dining Room</b>	5.45 x 4.74m	17'9" x 15'6"
<b>Kitchen</b>	7.40 x 4.28m	24'3" x 14'
<b>Utility Room</b>	5.45 x 2.72m	17'9" x 8'9"
<b>Larder</b>		
<b>WC</b>		
<b>Garage</b>		

## First floor



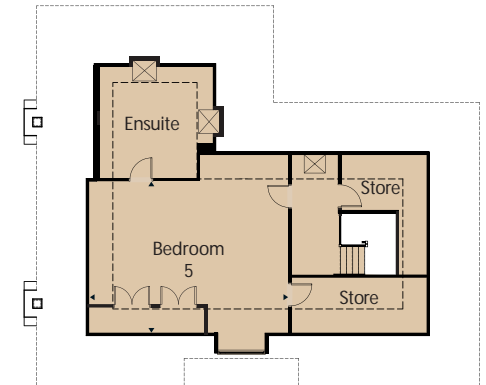
### First floor

<b>Master Bedroom</b>	5.88 x 5.27m	19'3" x 17'3"
<b>Dressing</b>		
<b>Ensuite</b>		
<b>Bedroom 2</b>	4.86 x 4.12m	15'9" x 13'5"
<b>Ensuite</b>		
<b>Bedroom 3</b>	4.05 x 3.65m	13'3" x 11'10"
<b>Ensuite</b>		
<b>Bedroom 4</b>	3.69 x 3.33m	12'11" x 10'9"
<b>Ensuite</b>		

### Second floor

<b>Bedroom 5</b>	7.44 x 5.64m	24'4" x 18'5"
<b>Ensuite</b>		
<b>Dressing Room</b>		
<b>Store x2</b>		

## Second floor



# FLOOR PLANS

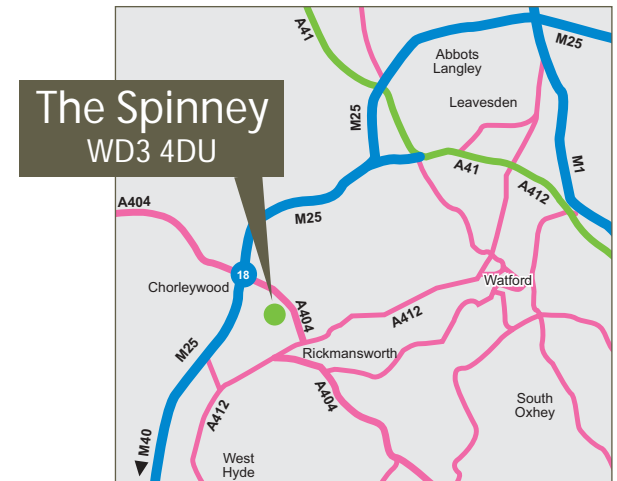
Rectory Homes has spared no expense to give the interior of The Spinney the opulence you would expect from such a grand home. The layout of the accommodation has been carefully considered by our architects and professional designers to create superb living spaces.

Rectory take pride in attention to detail, an example of which are the professionally fitted, purpose built wardrobe systems in the dressing room to the Master Suite and bespoke Bathrooms.

Rectory has an established reputation for selecting the very best sites throughout the Western Homes Counties and beyond and constructing individual homes of the highest quality. An architect is individually appointed for each scheme to design a development to complement each location.

The Owner and Chief Executive, Simon Vickers, and his team have many years experience in the house building and property industry. This experience is employed in ensuring every aspect, including design, specification, construction and after-sales service, are of the highest order so you can rest assured in your excellent choice to purchase a new Rectory home.

*NOTE: The site plan is for illustration purposes only, is not a legal plan and is not intended to indicate specific landscaping. The artists impressions in this brochure have been created to give a general indication of the finished property. During the construction and planning application processes it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. Dimensions shown are maximum and are scaled from architects plans and may vary slightly in the course of construction. Please check with RectoryHomes if clarification is required.*



location maps

