

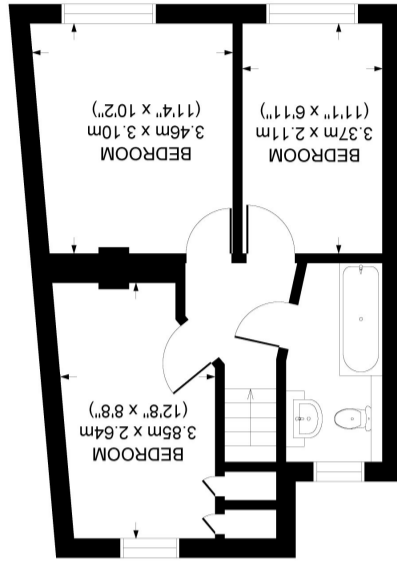
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

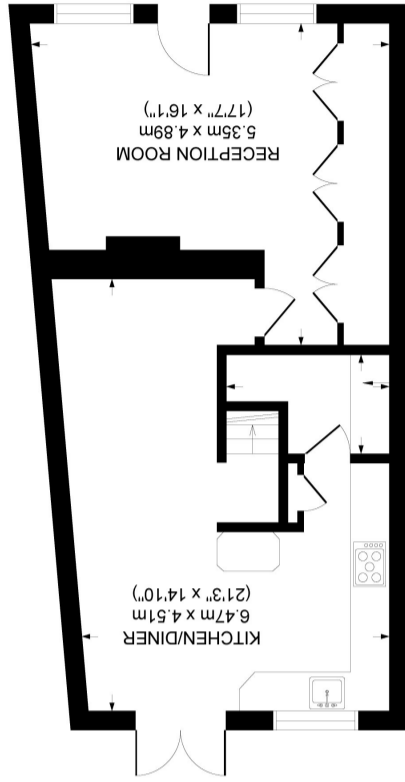
JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 947 SQ FT / 88 SQ M
BANNER REST, CHENIES VILLAGE, RICKMANSWORTH, WD3 6ED

FIRST FLOOR
GROSS INTERNAL FLOOR AREA 397 SQ FT



GROUND FLOOR
GROSS INTERNAL FLOOR AREA 550 SQ FT



LAUNDRY ROOM
2.43m x 1.48m
(8'0" x 4'10")



Energy Efficiency Rating	
Current	Potential
66	88
Very energy efficient - lower running costs A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



Banner Rest | Chenies Village | Rickmansworth | Hertfordshire | WD3 6ED

£485,000

JOHN NASH & CO.

Charming Grade II Listed Cottage | Character Features Including Beams and Fireplaces | Three Bedrooms and Two Reception Rooms | Stunning Countryside Views | Pretty Village Location | No Onward Chain



Situated in an Area of Outstanding Natural Beauty and within a Conservation Area, Banner Rest is a Grade II listed three bedroom character cottage with a wealth of charm and character with stunning countryside views to the rear. Situated next to the picturesque 16th century Red Lion Pub in Chenies Village, this property would make an excellent Investment Opportunity to let out on a long term rental basis or short term holiday let.

Entrance

Part glazed part wooden outer door leading to small inner vestibule with wooden front door.

Reception Room

A double aspect room, one with bay window and display ledge with a feature brick surround fireplace and exposed timber beams.

Kitchen/Diner

A spacious and bright open plan kitchen and dining room with double doors leading out onto the garden and to the wonderful countryside views. The modern kitchen comprises an excellent range of cabinetry along with Corian worksurfaces, a 1 1/2 bowl sink unit and a breakfast bar with cabinets and shelving below. Integrated appliances include a floor standing Rangemaster oven/hob, Neff dishwasher and fridge/freezer.

Laundry Room

A useful room off the kitchen with storage cabinets and worktops along with a washing machine and space for tumble dryer.



First Floor

Three double bedrooms of which two have pretty feature Victorian fireplaces and character beams.

The bathroom is nicely appointed and modern and the white suite consists of both wash hand basin and WC set into vanity units with storage and worktops. The bath is fitted with a shower attachment and separate hand held attachment. Heated towel radiator and extractor fan.

There is a loft space which houses the boiler.

Outside

The front of the property is approached by an area of shingle that defines the boundary between Banner Rest and The Red Lion Pub next door. The rear of the garden enjoys two patio areas, a lawned area, garden shed and is enclosed by high panel fencing. There is a side gate leading to a footpath and another to The Red Lion Pub car park where there is one allocated parking space for the cottage. Lastly, stunning views can be enjoyed year round of countryside and farm land beyond the rear garden.

Council Tax Band F

Location

Banner Rest is located in the most charming village of Chenies but ideally situated in close proximity of necessary amenities of the larger towns of Amersham and Chorleywood/Rickmansworth. The village has two popular pubs, a Van Hage Garden Centre nearby and an excellent primary school. Country walks are on the doorstep along with the cricket club, church and the historic Chenies Manor. Access to shops and restaurants and the Metropolitan and Chiltern Lines are available at Chorleywood and Amersham and J18 of the M25 is less than two miles away.

