

# 4 THE COVERT

NORTHWOOD, MIDDLESEX







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4 The Covert, Northwood, Middlesex  
*An impressive new build modern mansion  
set within elevated gardens, over three floors,  
at the conclusion of this sought after road.*

M25 from Junction 17/18, Heathrow Airport – 11.8 miles,  
Mainline Station (London Marylebone 27 mins) Rickmansworth – 4 miles,  
Northwood Station (Metropolitan) – 1 mile

**SUMMARY OF ACCOMMODATION**

Main House  
23' Reception Hall, Sitting Room, 41' Wide Kitchen/Dining/Family Room,  
Utility Room, Cloakroom

First Floor  
Two Guest Suites, Dressing Room, Bedroom/Study, Family Bathroom

Second Floor  
Master Bedroom Suite With Dressing Room And En Suite Bathroom,  
Third Guest Suite, Two Further Bedrooms

Outside  
Elevated Drive And Landscaped Gardens, Integral Garage,  
Dining Terrace, Lawned Garden With Summer House And Decking

In All About 4,487 Sq Ft On 0.31 Acre Plot



**DESCRIPTION:** This modern new build mansion situated on the Corpse Wood Estate was constructed to the current family's exacting specifications in 2015 and is offered to the market for immediate occupation. Considerable thought has gone into maximising the design and space of this elevated plot, at the conclusion of this sought after road.

Steps lead up to the solid mahogany front door and into the impressive reception hall, with an elevated ceiling opening to the bespoke solid walnut and structured glass staircase, with LED lighting. The sitting room has a gas marble fireplace and opens views down The Covert and the guest cloakroom, utility room and the integral garage, with safe door, completes this floor. Stepping up to the first floor mezzanine level, the home hub of the kitchen/dining/family room can be found. This impactful room is over 40' wide and stretches across the rear of the house, easily accessing the rear garden, by bi-folding doors. The kitchen has been fitted by Porcelanosa with Miele and Siemens appliances and centres around an impressive wrap around marble island. The dining room links into the family room, where there is space for comfortable furnishing and wiring for a screen. Designed for day to day living for the family, its generosity of size makes it an easy space to embrace and enjoy. The staircase rises again to the first floor, where pair of guest suites, one with its own dressing room, are located along with a study/bedroom and family bathroom.

To the second floor mezzanine level, is the master bedroom suite which is a spacious retreat from family life. An elevated

double height ceiling to the bedroom is balanced by the large walk in dressing room and equally spacious en suite bathroom. The second floor offers two further bedrooms, one with an en suite, to bring the bedroom accommodation to seven, if required.

**SITUATION:** The property is situated in a highly desirable area of Northwood with a variety of shops, food halls, bars, restaurants and leisure facilities. Nearby schooling is of a high calibre, particularly St. Helens School for Girls, Merchant Taylors School for Boys, the Royal Masonic School for Girls and the Watford Grammar Schools. Watford Junction, Rickmansworth and Croxley Stations offer fast commuter connections via Network Rail, the Chiltern Mainline and Metropolitan Underground. Points of interest are the excellent selection of country walks on your doorstep. The well renowned Moor Park Golf Course can also be found only a short drive away as is The Grove, one of South East England's top Country Club's and golf courses.

**GARDEN & GROUNDS:** The elevated gardens have been creatively landscaped to allow off street parking leading to the integral garage, with step free access to the rear garden. This has a large dining terrace with steps leading up, via a stainless steel and structured glass balustrade, to the lawns, insulated summer house and decked barbecue area, from which the garden enjoys views over the surrounding area. Much thought has been given to how a family might use the garden to its maximum benefit.





POST CODE: HA6 2UD

SPECIFICATIONS:

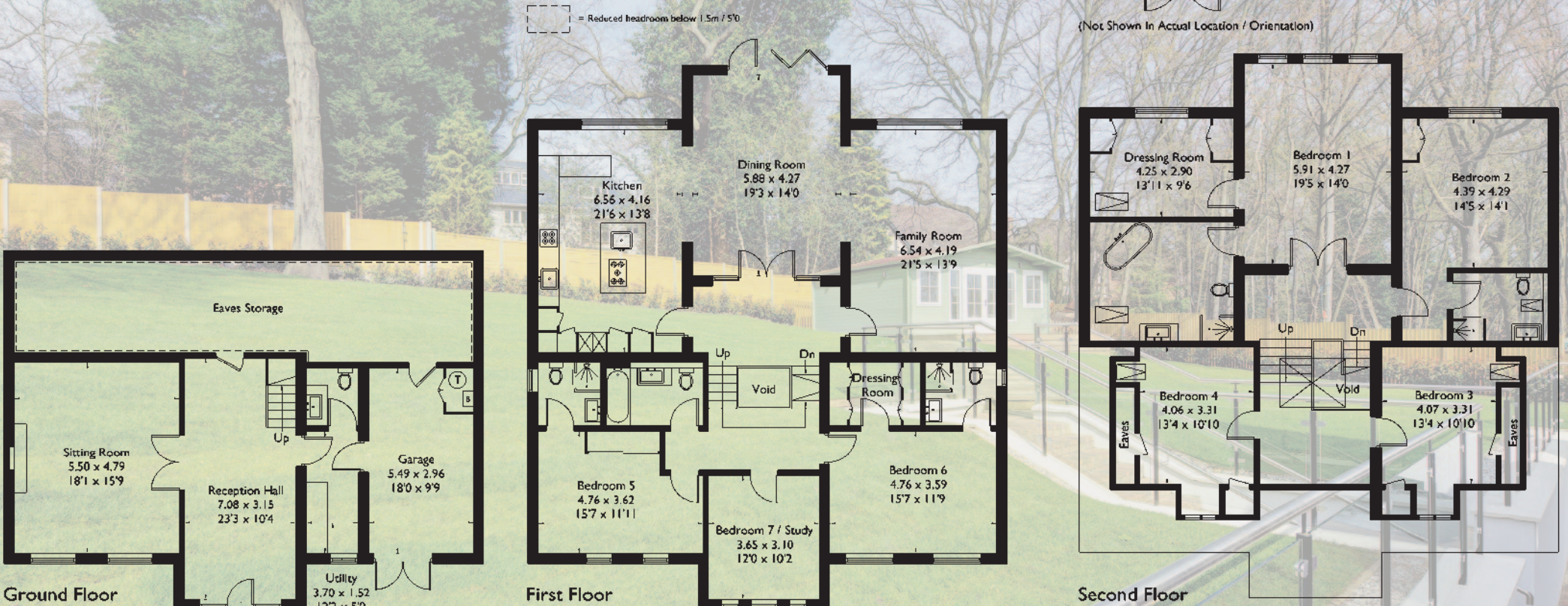
- Integrated “Control 4” system that can be accessed and controlled by touch screens in the house, or remotely via any tablet or mobile device.
- Intelligent Lighting internally and externally (Dimmable LED)
- Audio (surround sound and audio speakers which can be set independently in each room)
- Visual (All TV positions are linked back to one central location in the server room thus removing unsightly cables)
- CCTV (cameras cover external parts of the building for extra security)
- Door video entry system
- Heating is controlled by a “Heatmiser” heating system that has separate heating zones
- Cat 5 wiring
- WIFI boosters are positioned around the house to give a stronger signal
- Sanitary ware items including tiling by Porcelanosa
- Walnut internal doors, solid Mahogany external doors

SERVICES: Mains water, gas and electricity.

DIRECTIONS: From Northwood High Street, head south and turn right onto Rickmansworth Road (A404), turn left onto Copse Wood Way and then right into The Covert. The property can be found on the left hand side, at the conclusion of the road.



Approximate Gross Internal Area = 391.1 sq m / 4209 sq ft  
(Excluding Void & Eaves)  
Outhouse = 25.8 sq m / 278 sq ft  
Total = 416.9 sq m / 4487 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. It should not be assumed that the property remains as displayed in the photographs and no assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a guide only and are not precise. 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, furniture, lighting, kitchen equipment and garden statuary, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and where any reference is made to planning permissions or potential uses such information is given in good faith.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A	76	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	G	
(1-20) G		
Not energy efficient - higher running costs		



