

RIVERHOMES

Springwell Lane
Rickmansworth WD3

£1,695,000
Freehold



Springwell Lane Rickmansworth WD3

On the banks of the Grand Union Canal, a reimagined 18th-century barn now forms a unique waterside home of rare scale, character and serenity.

Set along a quiet stretch of Springwell Lane, this remarkable four-bedroom home sits beside the gentle flow of the canal. Originally built in the 1700s, it has been transformed into a calm, contemporary retreat, while retaining its agricultural roots.

Light and volume define the interiors. A generous entrance leads to a vast open-plan kitchen, dining and living space – the social heart of the house – where bi-

fold doors open directly onto a large private garden. This leads to the water's edge, where you'll find your own mooring and space to swim, launch or simply watch the world go by.

The River Colne runs into the canal just upstream and flows past the house before exiting again further down. As a result, the water here is relatively clean and clear – more like a gentle river than one might expect of a canal. Local wildlife is drawn to it, and it's swimmable in the warmer months.





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At the home's centre is a vaulted sitting room with exposed beams and a log-burning stove. A mezzanine above serves as a quiet study or reading spot. Each of the four double bedrooms has its own en suite, and a utility, garage with inspection pit and separate office offer real functionality.

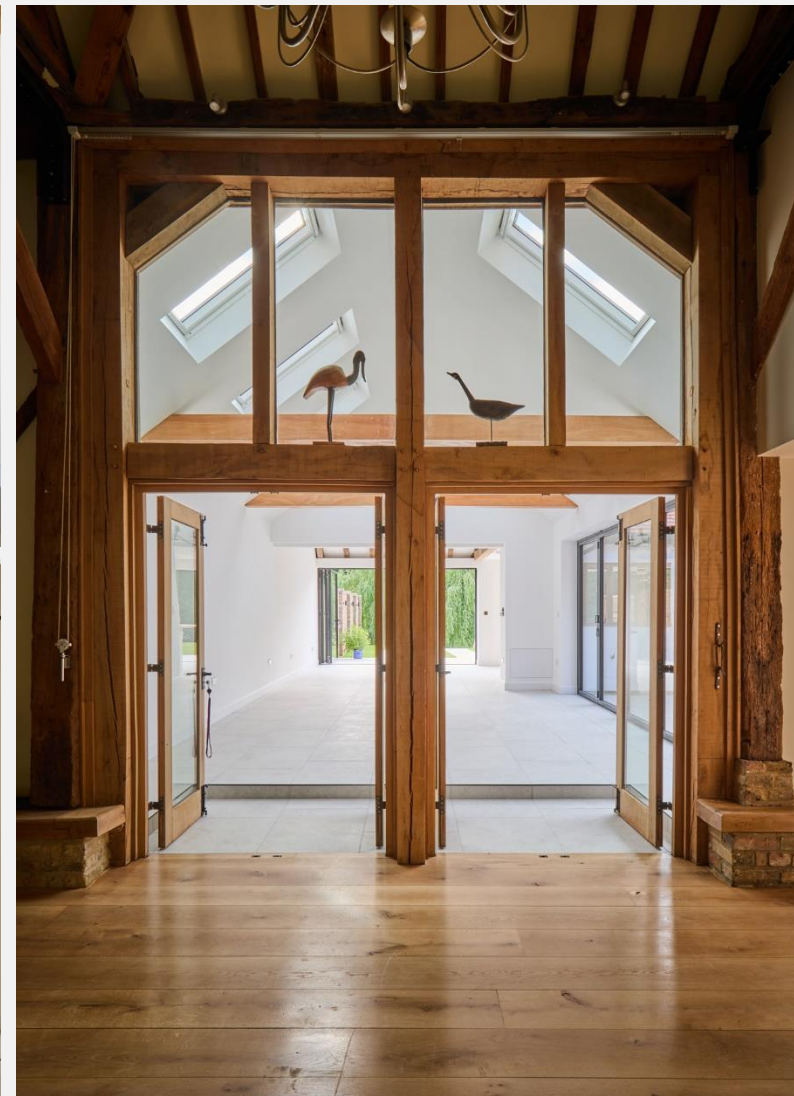
Outside, a sweeping drive, courtyard garden and sloping lawn surround the house. The setting is within the Colne Valley Regional Park – a patchwork of rivers, reservoirs and nature reserves that feels remote yet is close to

Rickmansworth town and station, with fast links to London and the M25.

A rare waterside home, full of quiet soul.

KEY FEATURES

- Historical barn conversion**
- Open plan kitchen/dining/family area**
- Vaulted living room with log burner**
- Oak mezzanine to living room**
- Four en suite bedrooms**
- Sheltered courtyard**
- Private garden**
- Plentiful parking and large garage**
- Slipway and mooring**
- Close to Rickmansworth town centre**
- Excellent transport links**
- No onward chain**
- Council tax band H**





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:

London Borough of Hillingdon

Internal area:

3,970 sq. ft. / 368.8 sq. m.

No. of bedrooms:

4

Council tax band:

H





RIVERHOMES

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