

Rickmansworth area guide

Postcode district: WD3

Location

The Rickmansworth/WD3 postcode district - Rickmansworth is a small town in south-west Hertfordshire situated some 20 miles northwest of central London and mainly to the north of the Grand Union Canal and the River Colne with the neighbouring towns/villages of Chorleywood and Croxley Green plus the villages/wards of Batchworth Heath, Chandlers Cross, Chenies, Heronsgate, Loudwater, Maple Cross, Mill End, Sarratt and West Hyde.

History:

There is evidence of Paleolithic and Stone age settlements in the area as well as Saxon and Roman, although by the time of the Domesday Book the population of Rickmansworth was thought to be circa 200 and by the mid 1800's had grown to 4,800. The rivers Colne, Gade and Chess provided water for the watercress trade and power for corn milling, silk weaving, paper making and brewing (all long gone). Other latter industries included leather tanning, soft drinks, soya processing, straw plaiting and stock production. During the Victorian era with the introduction of rail and through the 1920's and 1930's Rickmansworth grew dramatically and with the extension of the Metropolitan Railway became a commuter town.



Present day

The location is top of the list for families and commuters looking to combine superb schooling, abundant leisure facilities, open countryside and excellent road and rail links. Rickmansworth is a busy commuter town and along with her neighbours combines a diverse mix of period and modern housing, an excellent selection of both private and state schools, comprehensive shopping centres with Marks and Spencer, Waitrose and Tesco close by, a good selection of restaurants, cafes, gastro pubs and public houses plus a huge range of sport and recreational facilities.

Amenities

The WD3 postcode falls under the Three Rivers District Council and within the area are many amenities including Watersmeet a 515 seat theatre complex, The Aquadrome a local nature reserve covering 100 acres with Batchworth and Bury Lakes (walks, cycle routes, fishing, water skiing, canoeing and sailing) and home to the annual Rickmansworth Festival, The William Penn Leisure Centre with swimming pool and gym, the green at Croxley Green (one of the longest in England) hosts yearly The Revels, Carters Steam Fair, a classic car show, the more recent Crox Fest (music festival) and New Years fireworks display, Chorleywood Common some 200 acres has a cricket pitch and 9 hole golf course and woodland walks, Chorleywood House Estate with its Regency house has some 170 acres open to the public and drops down towards the River Chess. There are Libraries In Chorleywood, Croxley Green and Rickmansworth.



Sport is well catered for in the area with a number of Football and Rugby pitches, fitness centres, tennis, bowls and cricket clubs, Rickmansworth Cricket Club being one of the oldest in the country dating back to 1787, squash courts and a number of Golf Clubs and courses including Moor Park (2 courses), West Herts, Rickmansworth (public), Batchworth Park, The Grove, two nine hole- Chorleywood and 9 of Herts, with Denham, The

Buckinghamshire and Shendish Manor nearby.

Schooling is very important for many people considering where to live and there is a strong choice locally with schooling for children of all ages. Arnett Hills JMI, Charlotte House Preparatory, Chorleywood Primary, Christ Church C of E, Harvey Road Primary, Little Green Junior, Malvern Way Infant & Nursery, Merchant Taylors (Boys), Northwood Preparatory, Rickmansworth Park, Rickmasworth, Rickmansworth P N E U, Royal Masonic (Girls), Russell, Sarratt C of E Primary, Shepherd Primary, St Clement Danes, St Joan of Arc Catholic, St John Catholic Primary, St Peter C of E Primary, York House Preparatory and York Mead Primary. There are some 23 nursery/pre-schools with a number acting as feeder schools to the junior/primaries. Also in the general area are Watford Grammar (Boy & Girls), Dr Challenor's (Girls, Little Chalfont) and (Boys, Amersham). Higher education at West Herts College (Watford) and Amersham College.

Communications are good with Metropolitan line trains from Chorleywood, Rickmansworth and Croxley Green to Baker Street, Chiltern Turbo services from Chorleywood and Rickmansworth to Marylebone and or Amersham through to Aylesbury. Junctions 17 and 18 of the M25 are within easy reach giving access to Heathrow airport and both the M40 for London or Oxford and the M1 for Luton airport and the north.



As a whole, the area much of which is designated greenbelt offers open countryside, woodland, parks, lakes and rivers providing some of the best lifestyles available in the south east.

Rickmansworth & Northwood average current values

	WD3	WD	HA6	HA	National
1 Bedroom properties	£219,100	£176,200	£214,400	£204,700	£153,400
2 Bedroom properties	£301,800	£254,500	£335,500	£273,900	£169,700
3 Bedroom properties	£420,800	£335,700	£471,200	£375,000	£197,400
4 Bedroom properties	£741,700	£622,100	£889,000	£596,200	£355,600
5+ Bedroom properties	£1,129,600	£995,900	£1,339,900	£817,800	£608,100

Rickmansworth & Northwood housing stock

	WD3	WD	HA6	HA	National
Total Detached	4,815	17,976	3,274	18,688	6,389,700
% Detached	27.95%	16.53%	34.05%	10.42%	23.08%
Semi-Detached	5,421	28,760	1,768	59,492	7,892,018
% Semi-Detached	31.47%	26.45%	18.39%	33.18%	28.50%
Terrace	3,490	33,640	1,089	40,196	8,653,422
% Terrace	20.25%	30.93%	11.33%	22.42%	31.25%
Flat	3,503	28,374	3,484	60,917	4,752,266

% Flat	20.33%	26.09%	36.23%	33.98%	17.16%
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Home ownership

	WD3	WD	HA6	HA	National
Owner Occupied	12,672	71,008	6,404	117,404	14,911,858
% Owner Occupied	78.66%	65.30%	70.19%	65.48%	66.19%
Socially Rented	1,795	15,941	1,069	20,387	4,155,391
% Socially Rented	11.14%	14.66%	11.72%	11.37%	18.44%

House prices last updated 1st November 2013. Housing stock notes: The data above illustrates the relative proportions of the differing types of property. Based on information collected in the 2001 census, the percentages provide an indication of how common particular types of housing are within the postcode district. It is important to note that as homes are demolished and built, these percentages will fluctuate accordingly.