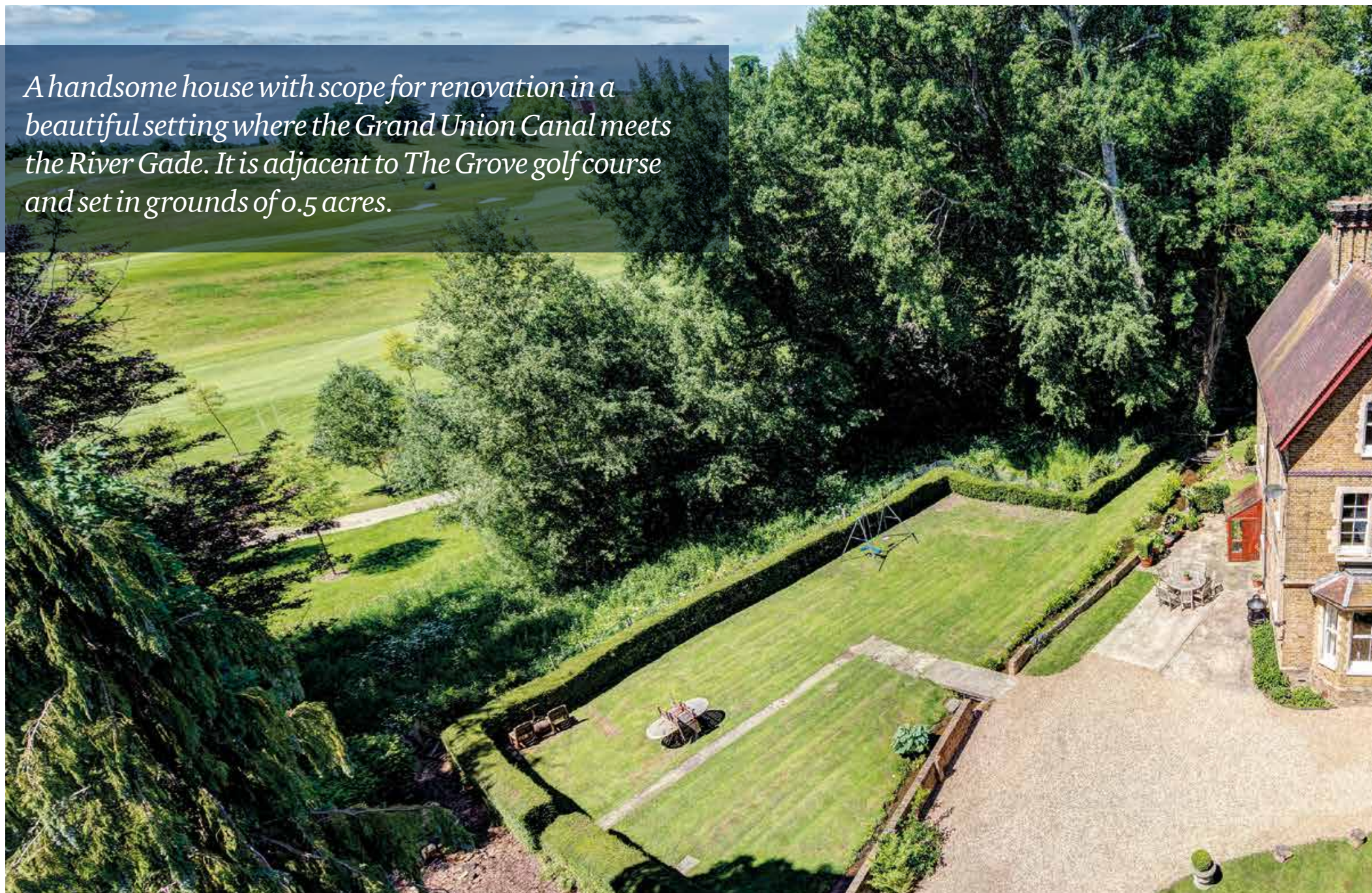


The Old Mill House

Watford, Hertfordshire

HAMPTONS
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A handsome house with scope for renovation in a beautiful setting where the Grand Union Canal meets the River Gade. It is adjacent to The Grove golf course and set in grounds of 0.5 acres.





The Old Mill House, Grove Mill Lane, Watford, Hertfordshire, WD17 3TU

Mileages

Watford – 2.5 miles; Rickmansworth – 5.3 miles; central London – 25 miles; Watford Junction station – 2.5 miles (London Euston – 17 minutes, fast train)

Accommodation

Ground floor – Entrance hall, sitting room, kitchen/breakfast room, dining room, morning room, utility room, larder and store room

First floor – Master bedroom, three further bedrooms and two bathrooms

Second floor self-contained flat – Two bedrooms, sitting room, kitchen, dining room and bathroom

Outside

Landscaped gardens bordering a channel of the Grand Union Canal and a detached storage building

In all around 4,448 sq ft on 0.5 acres (0.2 ha)

The House

The property lies behind a five-bar gate which reveals a gravel forecourt with ample parking space for several cars. Entering through the front door, one can appreciate that this house is an architectural gem. It retains many of its original features and feels like a step back in time. The tessellated flooring is stunning and leads to a dining room on one side and living room on the other. Both rooms are double-aspect and have bay windows and fireplaces. At the far end of the hall, doors lead to the morning room and the kitchen/breakfast room with its flagstone flooring, then onwards to the large utility room, larder and store.

The staircase is panelled to the side and has a beautifully carved bannister. It opens onto the landing on the first floor and three large bedrooms. The current owners have created a partition within one of the bedrooms to create a fourth, smaller room. Additionally, there are two family bathrooms.

The second floor is home to a well lit, self-contained flat with its own separate access to the rear of the property. There is enormous potential to develop the property generally subject to obtaining local authority permission. Views from the upper floor across neighbouring countryside and the golf course instil a wonderful sense of height. The sitting room and kitchen are both double-aspect. There are two generous bedrooms and a spacious dining room spanning the depth of the house.

History

The Old Mill House was built in the late 19th century. It is an impressive building of yellow stock brick with red brick banding and arches as well as unusual detailing to consoles supporting the first floor window sills. It forms part of the Grove Mill Lane Conservation Area because of its historic significance. The neighbouring former corn mill is believed to have been in operation at the time of the Domesday Book.





Grounds and Gardens

The true charm of the property lies in its remarkable grounds, its proximity to the Grove golf course and the canal which is strewn with lilies. Most of the gardens are laid to lawn. An interesting feature is the air-raid shelter, bedecked with foliage, which serves as a garden store. This would offer development potential subject to planning permission and local authority consent.

Location

As well as enjoying semi-rural views, the property is close to Watford town centre and its excellent selection of restaurants and shops, including the Intu Shopping Centre. There is a wide choice of well-regarded state and private schools in the local area, including Watford Grammar Schools for boys and girls, Cassiobury Junior School and Nascot Wood Junior School.

Services

Mains water, mains electricity and mains drainage

Local Authority

Three Rivers District Council. Tel: 01923 776611

Tenure

Freehold





The Prime and Country House team would be delighted to show you around this property.

Prime and Country House Department

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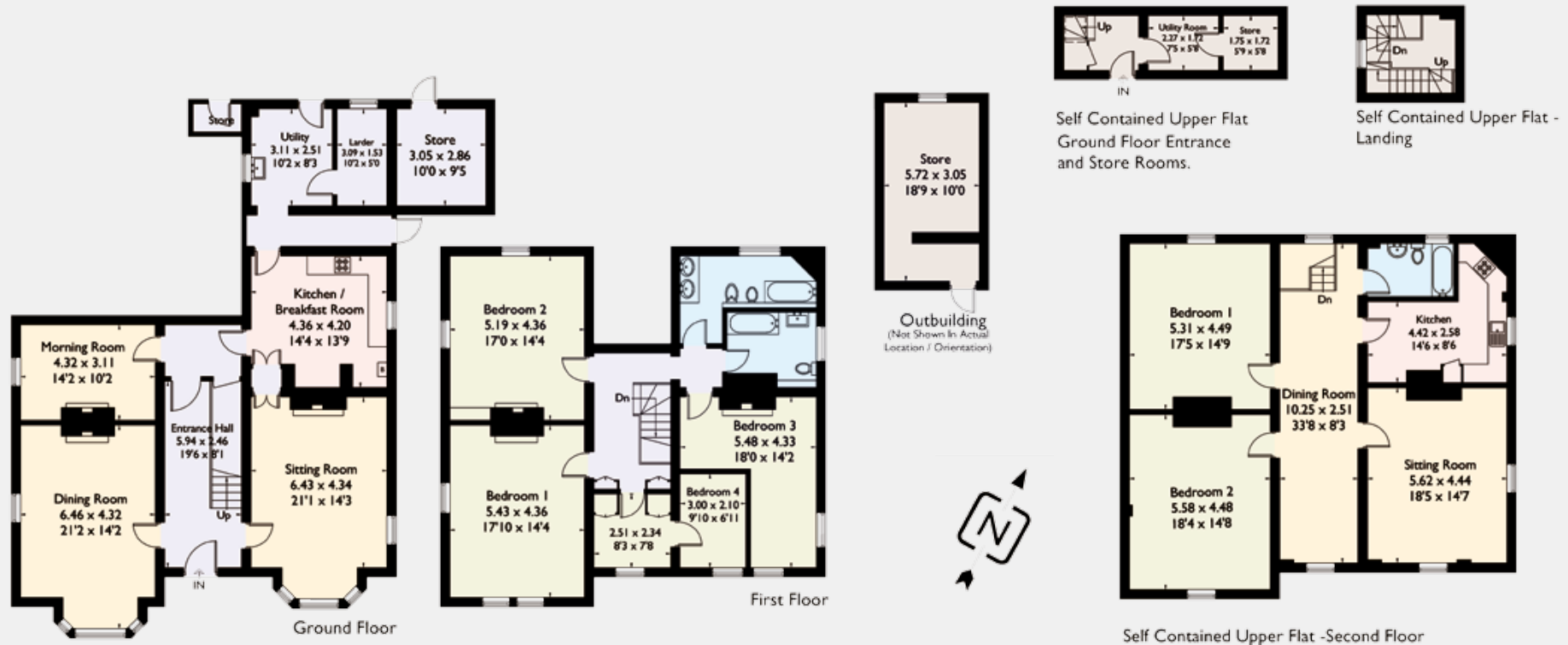
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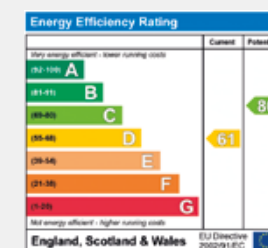
Approximate gross internal area. Ground and first floor accommodation = 2,693 sq ft / 250.2 sq m, Self contained upper flat = 1,568 sq ft / 145.7 sq m, Outbuilding = 187 sq ft / 17.4 sq m, Total = 4,448 sq ft / 413.3 sq m



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

EPC – Main house



EPC – Top floor flat

