

AMWELL GROVE

CAUTHERLY LANE • GREAT AMWELL • HERTFORDSHIRE

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AN EXCEPTIONAL GEORGIAN COUNTRY HOUSE IN A VILLAGE SETTING



Amwell Grove dates to circa 1794. Surrounded by gardens, the three storey, T shaped house is built of yellow brick with stucco bands. The front north garden overlooks the New River and meadow land below. Amwell Grove, a Grade II listed building (designed by Robert Mylne, 1795- 7, with 19th & 20th century additions), is a fine, tall 3-storey detached house, with basements & 2-storey wings built in yellow brick & with hipped tile roofs.

The house is located in an elevated position within extensive gardens which form an integral part of a picturesque landscape setting- overlooking & alongside the New River, Amwell Pool & Emma's Well (which altogether comprise a Registered Park & Garden- Grade II).

This eight bedroom family home is approached from Cautherly Lane via white wooden painted gates flanked by curved screen flint walls.

The Accommodation:

- Loggia and Reception Hall ● Library ● Guest Cloakroom
- Sitting Room ● Dining Room ● Kitchen ● Study
- Lower Ground Floor: Comprising Six rooms with independent access
- Master Bedroom Suite ● Further Four Bedrooms
- Two Bathrooms (1 En Suite) ● Linen Store
- Laundry Room ● Further Three Bedrooms
- Family Bathroom ● Outside: ● Formal Lawns ● Terrace
- Woodland ● Tennis Court ● Paddock
- Double Garage & Outbuildings ● In All Around 4.1 Acres







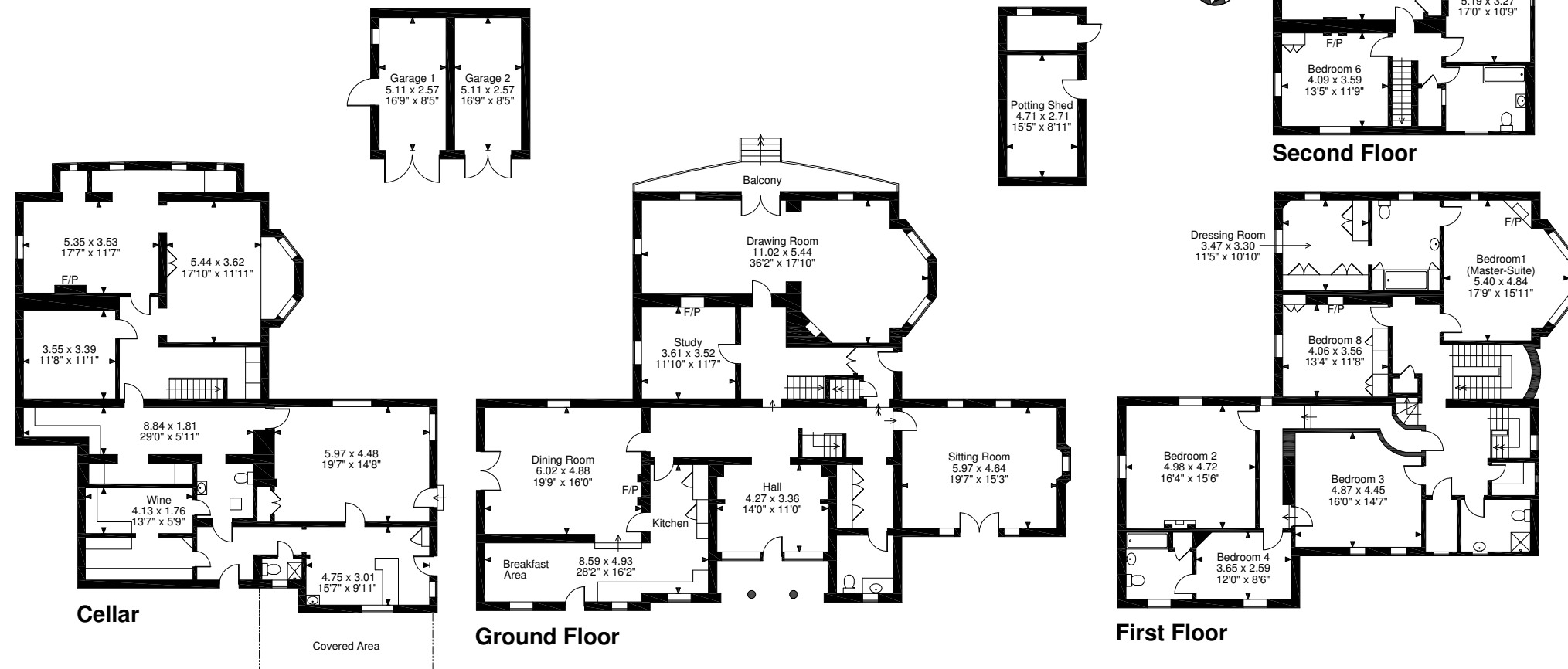
FLOORPLANS

Main House gross internal area = 6,923 sq ft / 643 sq m

Garage gross internal area = 301 sq ft / 28 sq m

Potting Shed gross internal area = 181 sq ft / 17 sq m

Total gross internal area = 7,405 sq ft / 688 sq m



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The position & size of doors, windows, appliances and other features are approximate only.

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Accommodation

A classical pillared loggia porch marks the front entrance and doors open to a fine reception hall which includes a Robert Mylne initialled plaque. From here there is access to the principal reception rooms. The ground floor includes a library with vaulted ceiling, gas stove and doors opening to a sunny terrace. The sitting room overlooks the garden and features a large bay window, an original fireplace, and double doors opening onto the gardens. The dining room has dual aspect and links with the eat-in kitchen.

The first floor comprises of a master suite, with dressing room and en-suite bathroom. There are 4 further bedrooms on the first floor and 2 bathrooms (1 en-suite), a linen cupboard and laundry. The second floor provides 3 additional bedrooms and a family bathroom. The lower ground floor / cellar is accessed via the inner hallway and from the garden. There are various storage rooms, a wine cellar and an annexe with kitchen and shower room.

History

In 1794-7 Robert Mylne, architect, civil engineer and Chief Engineer to the New River Company, designed and built Amwell Grove as a weekend residence, overlooking the New River, landscaping much of the surrounding ground.

Robert Mylne is particularly remembered for his design of Blackfriars Bridge in London. Born and raised in Edinburgh, he travelled to Europe as a young man, studying architecture in Rome under Piranesi.

On his return to Britain, Mylne won the competition to design the new Blackfriars Bridge over the Thames in London, his design being chosen over those of established engineers, such as John Smeaton. He was appointed surveyor to the New River Company, which supplied drinking water to London, and to St Paul's Cathedral, where he was responsible for maintaining the building designed by Sir Christopher Wren. Both positions he held for life. Mylne designed a number of country houses and city buildings, as well as bridges. As his career progressed he concentrated more on engineering, writing reports on harbours and advising on canals, and appearing as an expert witness in lawsuits and trials.

Outside

The house and grounds are approached through painted double gates which open onto a gravel driveway. The drive continues to the front of the house while providing access to the double garage.

The grounds at Amwell Grove include lawns to the north east bordered by mature trees and a terrace which extends the full width of the house and is ideal for al fresco entertaining. Beyond, there is potential for reinstatement of disused tennis court, Victorian kitchen garden, flint stone potting shed and paddock.







Location

Situated within the popular village of Great Amwell, with excellent road access to the market towns of Hertford and Ware, both offering extensive educational, shopping and leisure facilities. Mainline railway stations are available at the nearby village of St. Margarets, and Ware with regular commuter services to London Liverpool Street. The A10 provides access to London (Marble Arch 30.8 miles), and the M25 (8.2 miles).

Postcode: SG12 9SP

Tenure: Freehold

Services: Mains water, electric, gas and drainage. Gas fired central heating.

Viewing: Strictly by appointment

Local Authority: East Herts District Council

Please Note:

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