



## Moor End Cottage

London Road, Hemel Hempstead, Hertfordshire HP1 2RE





## Best of both: where town meets country.

The best of both worlds, this charming 17th Century, Grade II Listed property is nestled in picturesque Boxmoor countryside, while only a short drive from both Hemel Hempstead and Berkhamsted towns.

Set on a secluded plot of approximately 0.62 acres, this property offers a private retreat, set well back from the main road.

Upon entering the house, you are immediately captivated by the character and charm of the drawing room. This inviting space features a slightly elevated seating area, wonderful exposed beams, and a dual-fuel burner. Wide European oak floorboards add warmth and elegance underfoot. As you continue around the central chimney, you discover a peaceful sitting area, complete with a beautiful inglenook fireplace with a brick surround finished with lime mortar, housing another wood-burning stove. Adjacent to the sitting room, a quaint dining room and a kitchen/breakfast room await, creating a perfect flow for daily living. A guest cloakroom, conveniently located off the kitchen, completes the ground floor.

**Guide price:** £1,000,000  
**Tenure:** Freehold



Ascending to the first floor, you are greeted by bedrooms three and four, along with the family bathroom. The principal bedroom occupies a central position and features a small dressing room, which offers potential for conversion into an additional shower room. The second bedroom is situated at the far end of the property, providing a peaceful retreat.

The exterior of the property is equally enchanting, with large mature gardens offering plenty of space to relax and delightful nooks to explore. The gardens extend out to form an L-shape, all backing onto beautiful Boxmoor countryside.

An office, measuring approximately 335 square feet, is conveniently located just outside the kitchen, making it ideal for those who work from home. This versatile space is also well-suited as a home gym, complete with shower facilities, as well as the added luxury of a built-in sauna.

A double garage provides ample space for two vehicles or extra storage, while a carport and driveway offer additional parking for up to four more cars. This historic cottage, with its blend of period features and modern amenities, presents a unique opportunity to own a piece of history in a tranquil and private setting.

## Location

Hemel Hempstead, a thriving Hertfordshire town, offers a mix of modern and traditional architecture, enhanced by green spaces like the revitalised Jellicoe Water Gardens. Just 24 miles from London, it's increasingly popular with commuters, thanks to fast rail links to London Euston and easy access to Luton and Heathrow airports via the M1 and M25.

The recently regenerated town centre is a lively hub with attractions such as The Marlowes shopping centre, featuring chain and independent retailers, Marks & Spencer, and Pure Gym. Nearby, Riverside offers larger stores like TK Maxx. Heading towards the M1, Jarman Park provides entertainment, dining, and shopping options, including a Cineworld IMAX, Nando's, Tesco, and Lidl.



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APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 1615 SQ FT / 150 SQ M  
 HOME OFFICE/GYM = 335 SQ FT / 31 SQ M  
 GARAGE & OUTBUILDINGS = 623 SQ FT / 58 SQ M  
 TOTAL = 2573 SQ FT / 239 SQ M



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

Council Tax Band: G

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