



Piccotts End

Hemel Hempstead, Hertfordshire HP1 3AU



Life well composed in a timeless hamlet.

Poised with quiet confidence on the gentle rise of a gorgeous 2.3-acre plot, this distinguished 1950s home lies in one of Hertfordshire's most beguiling backwaters – the tiny, medieval hamlet of Piccotts End. A charming, rural setting where time seems to drift at a slower pace, it belies its enviable proximity to town, with Berkhamsted and Hemel Hempstead just four and two miles away respectively.

Handsome and solidly traditional, the house epitomises all that was excellent in this period of house building; craftsmanship, proportion and domestic comfort. Its handsome facade, set well back from the road behind a wonderful old brick and flint wall, speaks of understated permanence. Built during a time when quality materials and practical design were paramount, the house remains a confident expression of mid-century architecture, with a layout that prioritises light, flow and functionality.

Inside, the architecture unfolds with a calm and classical feel. The hallway introduces a suite of reception rooms designed with versatility in mind.

Guide price: £1,350,000
Tenure: Freehold



The dual-aspect sitting room is a generous space, large enough to accommodate a baby grand piano to one end, while a fireplace creates a natural focal point. The second reception room – a formal dining room - offers excellent proportions and a sense of occasion.

The kitchen/breakfast room is warmly traditional, with cabinetry echoing the English country style and ample space for more informal family moments. It opens into a conservatory: a sun-drenched vantage point from which to admire the garden in all seasons. A utility room and pantry (once a photographic darkroom) add practical elegance to the ground floor, along with a neatly positioned cloakroom.

Upstairs are four double bedrooms. The principal suite is particularly generous, with a dedicated dressing area and its own en suite shower room, while the remaining three bedrooms share a bright family bathroom.

The gardens are, in a word, glorious, they stretch out some 150ft behind the house, with lawns, mature trees and flowering borders, punctuated by a large terrace that all but insists on summer dining.

Beyond the formal gardens lies a two-acre paddock, with its own vehicular access from Dodds Lane. Here, two polytunnels and a clutch of fruit trees suggest agricultural potential, hobby farming or simple bucolic escape.

A range of outbuildings sits to the garden's rear: two brick-built former stables now utilised as a store and potting shed, alongside two vast greenhouses and a mower store. At the front of the house, a detached double garage and large drive provide ample parking for four or more vehicles.

All told, this is a rare opportunity to purchase a home that is both reassuringly grounded and full of rural romance. |

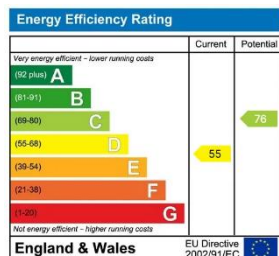


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