



The Dower House

Grove Mill Lane, Hertfordshire



An exceptional Grade II Listed Georgian Dower House.

Chandlers Cross 1 mile, Watford 2 miles, Central London 19 miles.
(Distances approximate).



Summary of accommodation

Main House

Reception hall | Kitchen/breakfast room | Cinema/family room | Dining room/library | Audio library | Sitting room | Guest washroom | Laundry/utility

Principal bedroom with dressing room and en suite bathroom

Four further bedrooms with en suite bathrooms | Cinema room | Gym/further bedroom

Annexe

Living room/bedroom | Kitchen | Shower room | Wine room

Garden and Grounds

Extensive level lawns | Rivers and mill stream frontage | Office/summer house | Garden office and store shed | Hot tub

In all approximately 2.47 acres

Situation

Time and distances are approximate

 Chancellors Cross 1 mile
 Watford 2 miles
 Central London 19 miles

 M25 (J19) 2 miles

 Watford 2 miles
 (London Euston from 17 minutes)

 Heathrow Airport 19 miles
 Luton Airport 17 miles

 York House
 Westbrook Hay School
 Merchant Taylors
 The Royal Masonic School for Girls
 Aldenham School
 Haberdashers Boys and Girls
 Lockers Park School
 Harrow



The Dower House

The Dower House, discreetly nestled on the edge of the Grove Estate, is close to excellent schools, market towns, and has easy access to central London and Heathrow and Luton airports. The Grove Estate boasts a five-star hotel, renowned spa, and championship golf course. Dating back to the late 17th and 18th centuries, The Dower House has historical significance, once inhabited by notable figures such as composer Frederick Delius and cooking personality Fanny Craddock, who presented her BBC cooking programme from the kitchen of the house.

Meticulously refurbished recently, the house features splendid reception spaces, including a split-level hall with antique French oak floors and a grand staircase. The spacious kitchen/breakfast room showcases handcrafted wooden units, a large dining area, and a six-oven AGA. The cosy family room/kitchen exudes warmth with its brick fireplace and bay window offering scenic views of the mill stream. Further reception rooms include the sitting room and drawing room/library with its beautiful walnut panelling by David Salmon of Arthur Brett and Sons Ltd.

Upstairs, the principal suite enjoys views of the mill stream and riverbanks, with a dressing room and luxurious en suite bathroom. The guest bedroom suite was completely refurbished in 2024 and there are three recently renewed bedroom suites on the first floor.







Outside

The main gardens feature extensive lawns leading to the riverbanks. The wooden bridge across the mill stream (the river Gade) leads to another area of the gardens with gardener's sheds and a path leads to a large lawn.

To the front of the house there is a newly appointed one bedroom self-contained studio annexe with fully equipped kitchen and shower room, with a purpose-built air conditioned wine room to the side. A recently reconstructed gardener's office includes a kitchen and WC. There is ample parking to the front of the house on the newly laid granite pebble driveway.

Privacy is ensured by electric wrought iron gates, enhancing the serene ambience of The Dower House.



Garden office/summer house

FLOORPLANS

Approximate Gross Internal Floor Area

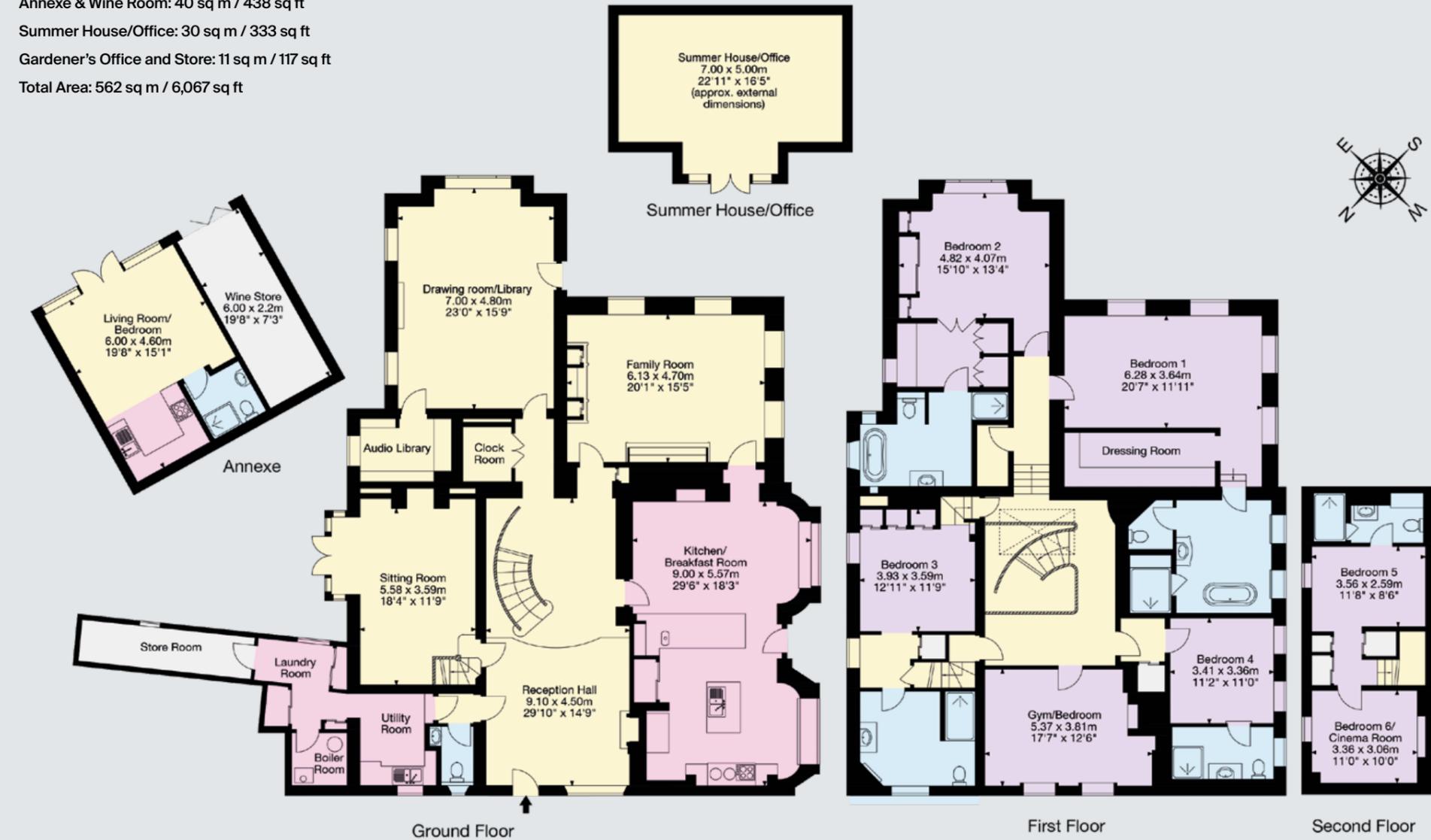
Main House: 481 sq m / 5,179 sq ft

Annexe & Wine Room: 40 sq m / 438 sq ft

Summer House/Office: 30 sq m / 333 sq ft

Gardener's Office and Store: 11 sq m / 117 sq ft

Total Area: 562 sq m / 6,067 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Mains electricity and water, newly installed private drainage treatment plant, gas-fired central heating, and AGA.

Tenure:

Freehold.

Local Authority:

Three Rivers District Council

01635 551111

Council Tax:

Band H

EPC:

The Dower House - E

Annexe - D

Postcode:

WD17 3TU

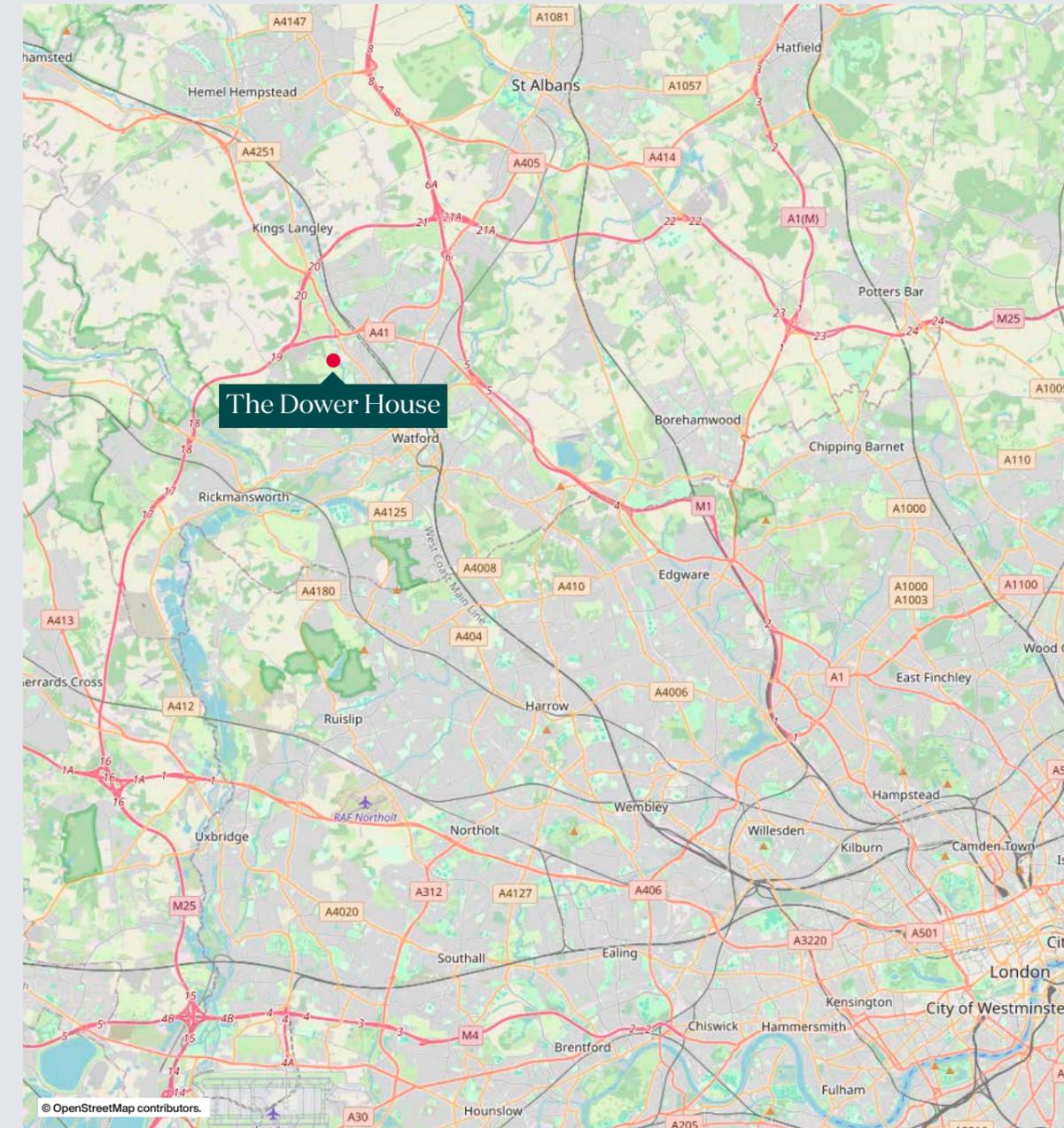
what3words:

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Viewings:

Strictly by appointment with the joint sole selling agents

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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