



PRESTIGE & VILLAGE

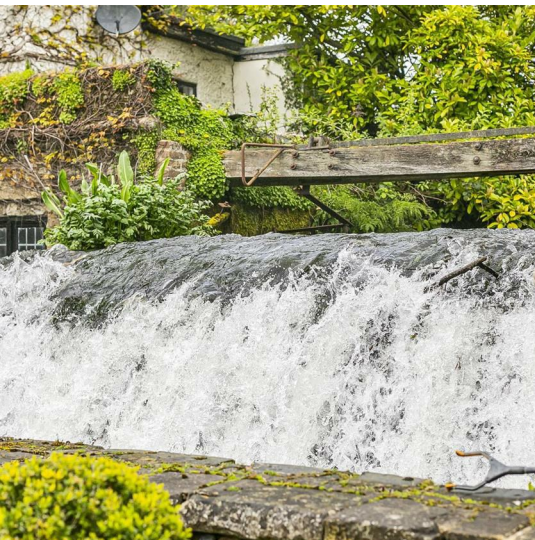
UK's finest properties

OLD MILL ROAD, HUNTON BRIDGE, WD4





A rare chance to own one of the country's few remaining mill houses. Parts of The Old Mill House are over 200 years old, with the site believed to date back to Roman times. Accessed via wrought iron gates beside a castellated gatehouse and brick remnants of the old mill—including two mill wheels—the home opens to a large paved courtyard. Owned and carefully improved over 30 years, the house retains abundant period charm across three floors. Many rooms are double or triple aspect with window seats, and the reception spaces feature French doors to the garden and terrace. The drawing room offers a baronial feel with oak panelling, beams, and a carved stone fireplace. A kitchen with Aga opens onto a terrace overlooking the River Gade. Upstairs, the master suite boasts a balcony and fireplace, while the top floor offers ideal guest or au pair space. A detached, refurbished cottage includes two bedrooms, kitchen, bathroom, and living room, with a ground floor garage and parking for three cars.







- Stunning 7-Bedroom Mill House blending historic charm with modern luxury
- Self-Contained 2-Bedroom Cottage — ideal for guests, rental income, or multigenerational living
- Rich Period Features throughout, including fireplaces, stained glass, and original woodwork
- Spacious Kitchen/Breakfast Room with central island, Aga, and garden views
- Three Elegant Reception Rooms perfect for entertaining and family life
- Luxurious Principal Suite with private dressing room and en suite bathroom
- Magnificent Landscaped Grounds offering privacy and natural beauty
- 2.22 Acres of Gardens & Grounds including terraces, lawns, and woodland
- Heated Swimming Pool & Pool House for relaxation and summer entertaining
- Detached Garaging for 3–4 Cars with ample additional driveway parking









## THE OLD MILL HOUSE

### STUNNING HISTORIC MILL HOUSE WITH CHARMING TWO-BED

A magnificent residence set behind gated cobbled driveway, featuring a grand entrance, hand-painted kitchen with Aga, elegant reception rooms, and beautifully landscaped gardens. Includes a separate 2-bedroom cottage, swimming pool, summer house, and direct access to a nature reserve. Just minutes from Kings Langley & within easy reach of Watford, Radlett & St Albans.

### GROUND FLOOR

#### FAMILY/DINING ROOM

29'11" x 24'6" (9.12m x 7.47m)

#### SITTING ROOM

21'11" x 19'9" (6.68m x 6.02m)

#### KITCHEN

17'7" x 15'5" (5.36m x 4.70m)

#### BREAKFAST ROOM

14'8" x 12'7" (4.47m x 3.84m)





## UTILITY ROOM

12'10" x 8'3" (3.91m x 2.51m)

## STORAGE

## STORAGE

10'11" x 8'3" (3.34 x 2.52)

## BIN STORAGE

8'3" x 5'8" (2.51m x 1.73m)

## FIRST FLOOR

## BEDROOM 1

18'8" x 15'1" (5.69m x 4.60m)

## BEDROOM 1 - ENSUITE

## BEDROOM 1 - DRESSING ROOM

17'11" x 10'10" (5.46m x 3.30m)

## BEDROOM 2

14'0" x 12'8" (4.27m x 3.86m)

## BEDROOM 2 - ENSUITE

## BEDROOM 3

17'0" x 10'11" (5.18m x 3.33m)

## BEDROOM 4

16'11" x 10'9" (5.17 x 3.28)

## BEDROOM 5

18'0" x 8'3" (5.49m x 2.51m)







FAMILY BATHROOM

SECOND FLOOR

GROUND FLOOR

BEDROOM 6

17'9" x 8'9" (5.41m x 2.67m)

BEDROOM 7

26'5" x 18'11" (8.05m x 5.77m)

GUEST BATHROOM

COTTAGE

GARAGE

28'9" x 20'4" (8.77m x 6.20m)

STORAGE ROOM

19'0" x 10'4" (5.79m x 3.15m)

FIRST FLOOR

LOUNGE

19'7" x 10'3" (5.97m x 3.12m)

KITCHEN

8'0" x 6'4" (2.44m x 1.93m)

BEDROOM 1

13'0" x 11'4" (3.98 x 3.46)

BEDROOM 2

13'2" x 7'1" (4.03 x 2.16)

BATHROOM





Set behind private gates and reached via a cobbled driveway, this exceptional country residence marries period charm with modern luxury. A grand front entrance leads into a spacious reception hall with a sweeping staircase, while a separate side entrance and boot room connect to a contemporary kitchen. The kitchen, a chef's delight, features a central island, dual ovens, hot tap, pull-out storage, and an Aga, flowing through wide doors to a sun-soaked terrace overlooking a tranquil brook. A versatile utility room beyond could serve as a second kitchen, opening onto the landscaped gardens for effortless indoor-outdoor living.







Throughout the home, elegant reception spaces include a formal dining room with garden views and a fireplace, and a drawing room with French doors to the grounds. Upstairs, a broad staircase leads to a generously sized principal suite boasting dual aspect views, stained-glass windows, a dressing room, private sitting area with fireplace, and an en-suite bathroom with bath and separate shower. Additional bedrooms offer en-suite facilities, built-in storage, and scenic vistas of the gardens and river.

The top floor includes flexible accommodation—perfect for guests, teenagers, or live-in staff—with preserved original features, river views, and a separate bathroom. Outside, manicured gardens envelop the house, complemented by a summer house, swimming pool, and outbuildings. A private bridge spans a pond to nature-rich grounds adjacent to Warner Bros. Studios nature reserve. Completing the estate is a self-contained two-bedroom cottage, perfect for rental income or multi-generational living. This is a rare opportunity to acquire a character-filled estate in an idyllic countryside setting.

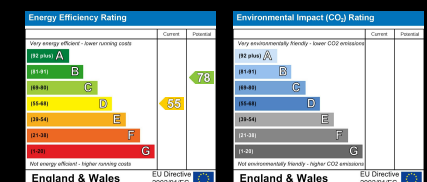




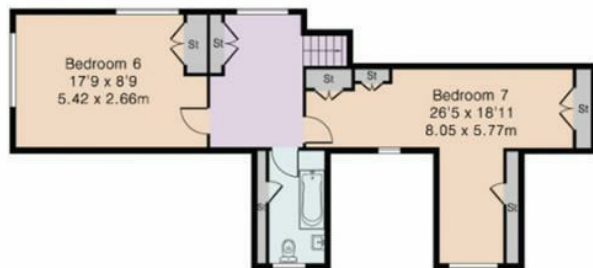
This exceptional property is situated on the edge of Hunton Bridge, just moments from the charming village of Kings Langley, known for its independent shops, cafés, and village charm. For a more extensive array of shopping, dining, and lifestyle amenities, the vibrant towns of Watford, Radlett, Hemel Hempstead, and St Albans are all just a short drive away, offering a perfect balance of rural serenity and urban convenience. Leisure and recreation are close at hand, with highlights including the exclusive Grove Hotel, renowned for its luxury spa, fine dining, and championship golf course — ideal for weekend retreats or entertaining guests.



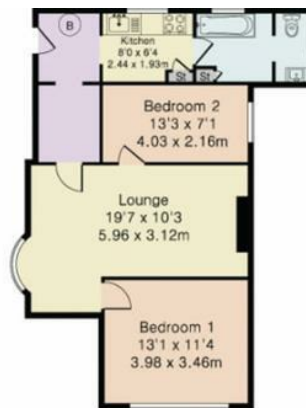
### Three Rivers Band H







Second Floor



First Floor(Cottage)

Approximate Gross Internal Area 6232 sq ft – 579 sq m

Ground Floor Area 2223 sq ft – 206 sq m

First Floor Area 1856 sq ft – 173 sq m

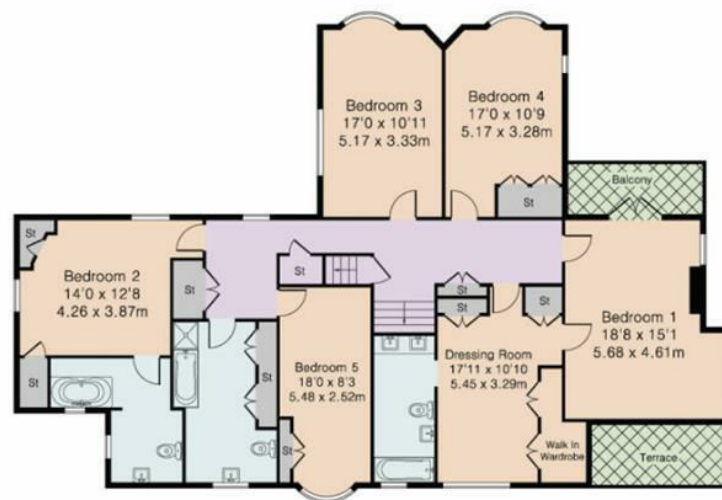
Second Floor Area 689 sq ft – 64 sq m

Ground Floor (Cottage) Area 762 sq ft – 71 sq m

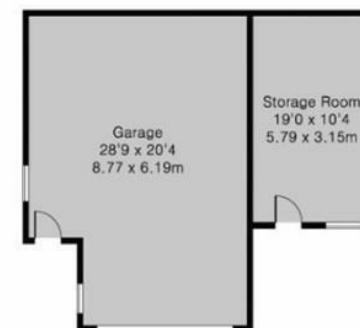
First Floor (Cottage) Area 702 sq ft – 65 sq m



Ground Floor



First Floor



Ground Floor(Cottage)

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