



Old Mill Road, Kings Langley, WD4 8QZ
£3,250,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

A rare opportunity to purchase one of the few surviving mill houses in the country. Parts of The Old Mill House are over 200 yrs old and it is believed that a mill has been on site since Roman times. Access is gained via wrought iron gates adjacent to a castellated gate house and brick walls which form the remains of the Old Mill with its 2 mill wheels. A large paved courtyard leads to the house. The current owners have lived in the property for 30 years and made a number of improvements whilst retaining numerous period features and a great deal of charm.

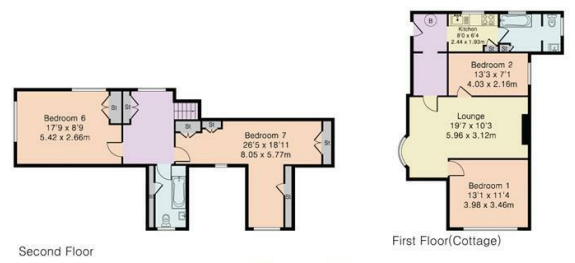
Arranged over 3 floors, many of the rooms are double or triple aspect and have window seats. Principal reception rooms on the ground floor are enhanced by the wonderful vistas through French doors onto the gardens or the terrace. The drawing room has a baronial feel to it with three quarter oak wall panelling, covered beams, an oak fireplace and mantel with carved stone surround. The kitchen, at the heart of the home, has an Aga and leads directly onto the terrace; an idyllic spot to relax and admire the breath-taking view of the river Gade and lush vegetation beyond. On the 1st floor, the master bedroom suite is dual aspect and has a balcony as well as a feature fireplace. The 2 bedrooms and bathroom on the 2nd floor provide potential accommodation for an au pair or teenagers. The recently refurbished detached cottage is situated across the courtyard from the main house and offers a reception room with an open fireplace, 2 bedrooms, bathroom and kitchen on the 1st floor, whilst there is parking for 3 cars in the ground floor garage.

Situated on the edge of Hunton Bridge, close to the village of Kings Langley with its local shops and cafes. The village is a short drive from the more comprehensive range of shopping facilities and amenities of Watford, Radlett, Hemel Hempstead and St Albans.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs to be improved	D		
Needs significant improvement	E		
Needs urgent improvement	F		
Least energy efficient - higher running costs	G		



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

