



## 3 Church Street, Hemel Hempstead, HP2 5AD

Guide price £650,000

- Three Double Bedrooms
- Huge Open Plan Kitchen/Breakfast Room
- Unique Principle Suite
- Two Lower Ground Floor Rooms
- Detached Gym/Office
- Incredible Views
- Two Reception Rooms
- Stunning Architecture

# 3 Church Street, Hemel Hempstead HP2 5AD

Guide Price £650,000 - £675,000. Welcome to 'Spring Cottage', an idyllic, double-fronted period home of rare charm and architectural distinction, dating back over a century and thoughtfully re-imagined for modern living. This is a house where heritage and contemporary design coexist effortlessly, creating a home that feels both timeless and entirely current.

From the moment you arrive, the character is unmistakable. Original features are proudly on display throughout, including stained glass detailing, high ceilings, exposed beams, tiled flooring and a warming log-burning stove, all combining to deliver that unmistakable country-cottage atmosphere, without compromise. Yet this is no museum piece. Over the years, the current owners have carefully curated a series of intelligent and design-led enhancements, elevating the home into something truly special.

The accommodation is as versatile as it is impressive. At lower ground level, two beautifully developed basement rooms provide exceptional flexibility. One is currently arranged as a sunken cinema room, a superb family retreat and an entertainer's dream, while the second has been used as a playroom, home office and beauty room, adapting effortlessly to changing needs.

On the ground floor, the home continues to impress. A cosy yet generous front reception room centres around a characterful log-burning stove with an elegant mantel surround, while a second reception room, previously a formal dining space, offers further flexibility for entertaining or family life.



Council Tax Band:



### Wow Factor

The true showpiece, however, lies to the rear. A breathtaking open-plan, L-shaped kitchen, breakfast and family room forms the heart of the home. Designed with both style and practicality in mind, this stunning space features high vaulted ceilings, exposed beams, a separate utility room and a discreet downstairs WC. Wide bi-fold doors open directly onto a sun-drenched, south-west-facing terrace, allowing the garden to become a natural extension of the living space. Whether entertaining guests, enjoying family time or unwinding in the evening, this area delivers on every level. The terrace itself is perfectly appointed with a sunken hot tub, seating area and electronic awning, ideal for enjoying the sunshine or finding shade on warmer days.

### Heading Upstairs

Upstairs, the first floor continues the theme of thoughtful luxury. Three well-proportioned double bedrooms are arranged alongside a beautifully appointed family bathroom. The two front bedrooms benefit from shutters and bespoke fitted cabinetry, offering both style and excellent storage.

The principal suite, however, is nothing short of extraordinary. Positioned to the rear and flooded with south-west-facing light, this sanctuary features vaulted ceilings, a striking open-plan shower and wet-room arrangement, and a dramatic full-height glass wall. The panoramic outlook stretches across the characterful Old Town rooftops, the open green spaces of Gadebridge Park and towards the historic 16th-century church and steeple beyond. It is an architectural statement that must be experienced in person to be fully appreciated, a space of rare design quality and atmosphere.

### Gardens

Externally, the landscaped terrace flows into an approximately 80-foot garden, laid mainly to lawn and offering both privacy and scale. To the rear sits a detached outhouse, currently arranged as a fully powered, heated and lit gymnasium, though equally suited to use as a studio, office or creative space.

Spring Cottage is, quite simply, a masterclass in blending period elegance with contemporary living. A home of exceptional warmth, versatility and design, perfectly placed to enjoy both village life and open green spaces, and one that leaves a lasting impression long after you've left.

### Local Hotspots

Perfectly positioned within walking distance of Hemel Old Town High Street, Spring Cottage enjoys immediate access to boutique shops, independent cafés, wine bars and popular restaurants. Equally close, just a four to five-minute stroll, are the expansive green spaces of Gadebridge Park, offering family-friendly activities, a splash park, seasonal events and beautiful walks year-round. To have such lifestyle amenities quite literally on the doorstep is a genuine luxury.

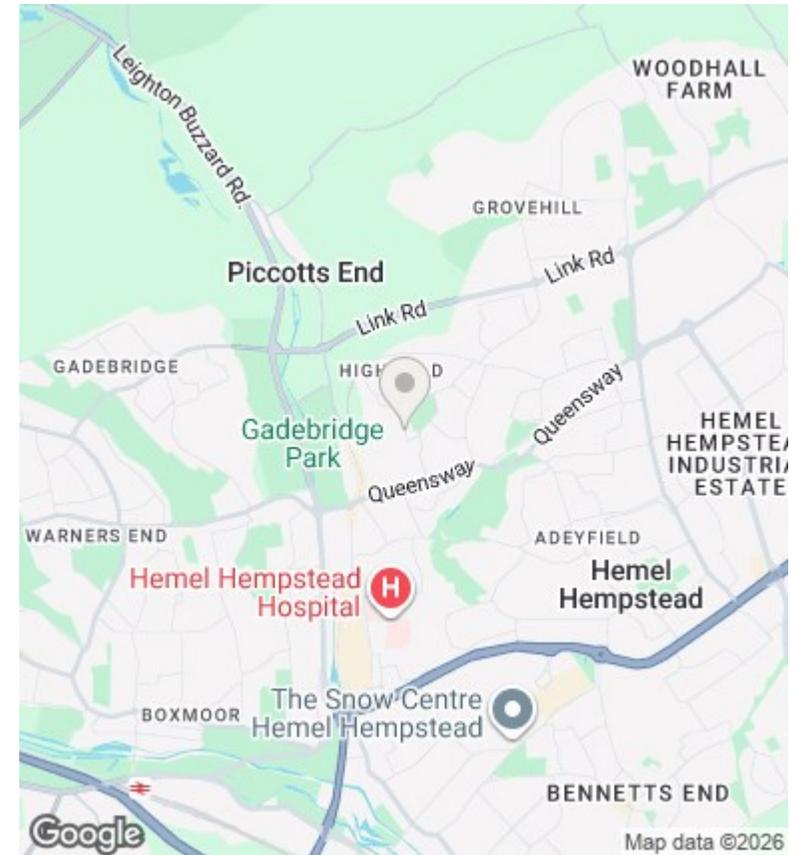
### Area Guide

Hemel Hempstead Old Town is the historic centre of the town, known for its charming High Street lined with Georgian, Victorian and Tudor buildings. It offers a village-like atmosphere with independent shops, cafés, pubs and restaurants, alongside cultural venues such as the Old Town Hall. The area is close to Gadebridge Park, providing large green spaces and family-friendly activities. With its blend of heritage, boutique businesses and a relaxed community feel, the Old Town provides a characterful alternative to the modern New Town nearby.



**Total: 1668 sq. ft**  
 Basement 1: 270 sq. Ft, 1st Floor: 844 sq. Ft, 2nd Floor: 554 sq. ft  
 Excluded Areas: Walls: 174 sq. ft

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	