



# CAMDEN CHASE

# Otterspool Lane, Aldenham, WD25 8AX

£1,200,000

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# Milne House, Otterspool Lane, Aldenham

Set behind secure gated access along a private road, Milne House is a beautifully restored Grade II listed former coaching inn, reimagined as a distinctive townhouse that balances period character with modern contemporary living.

The property immediately conveys a sense of privacy and quiet separation from its surroundings and offers a setting that feels both secure and discreet, whilst remaining well connected.

Internally, the accommodation has been thoughtfully arranged across multiple levels, creating a natural flow between living and bedroom spaces. The ground floor centres around a well-proportioned kitchen and breakfast room, forming the heart of the home and providing a sociable space for day-to-day living. From here, the layout opens into a bright and generously sized reception room overlooking the garden, offering a comfortable setting for both everyday use and more formal entertaining. A separate dining room provides flexibility for home working or an additional reception space, whilst a cloakroom completes the floor.

A useful lower ground floor level adds further versatility and can be adapted to suit a variety of needs, whether as a cinema room, gym, or quiet retreat.

The bedroom accommodation is well balanced. The first floor comprises three bedrooms, including a particularly spacious second bedroom, alongside a family bathroom. The principal suite occupies the upper level and forms a private and well-considered space, incorporating a dressing area, ensuite facilities, and direct access to a substantial terrace. This elevated position provides attractive views across surrounding greenery and creates a natural extension of the living space during warmer months.

Externally, the garden is a notable feature, backing onto the River Colne and offering a peaceful, established setting with a strong sense of privacy. The space is well suited to both family use and outdoor entertaining, with mature planting providing structure and seclusion.

Milne House represents a rare opportunity to acquire a home of genuine character, offering a combination of historical interest, practical living space and a setting that is both private and well positioned.

The property enjoys convenient access to Bushey and Radlett, with a range of amenities, fantastic schooling and transport connections such as the A41 & M1 nearby.

The surrounding area offers a balance of green space and connectivity, appealing to buyers seeking both lifestyle and practicality.

Council Tax Band: G



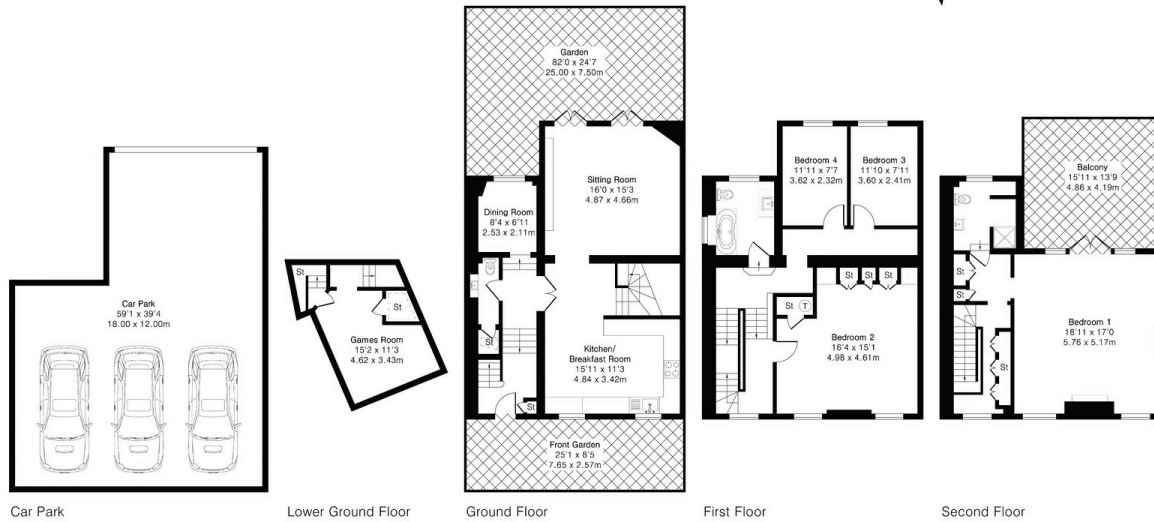
**Approximate Gross Internal Area 2305 sq ft - 215 sq m**

Lower Ground Floor Area 168 sq ft - 16 sq m

Ground Floor Area 807 sq ft - 75 sq m

First Floor Area 807 sq ft - 75 sq m

Second Floor Area 523 sq ft - 49 sq m



- Secure parking with EV charger
- Grade II listed former coaching inn
- Principal suite with terrace and elevated views
- Gated private road setting
- Versatile lower ground floor room (cinema room/play room)
- Excellent major road links including M1 & A41
- Garden backing onto the River Colne
- Visitors parking outside the home
- Newly decorated throughout
- Well located for Habs, Edge Grove, Aldenham and other popular schools



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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	

**C A M D E N C H A S E**