



HOUSE OF EXCEPTIONAL CHARACTER IN STUNNING SETTING WITH RIVER VIEWS

HAMPERMILL HOUSE, HAMPERMILL LANE,
WATFORD, HERTFORDSHIRE, WD19 4PL

Price on Application Freehold

savills



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Grade II Listed ♦ Plot of about 2.2 acres ♦ Potential for further development (STPP) ♦ Separate one bed flat ♦ Riverside and lake views ♦ Heated swimming pool ♦ Parking for over 20 cars ♦ Many period features

Situation

Hampermill House is situated in a most attractive semi-rural location between Northwood and Watford. Moor Park station is about 0.9 miles distant offering a fast and frequent service to Central London (Baker Street 27 mins) and Bushey Overground is about 1.7 miles away offering a fast service to Euston (20 mins) Junction 5 gives access to the M1 and Junction 18 to the M25, connecting with the National motorway network and airports.

Schooling in the area is excellent with a choice of state and privates schools including St Helens and Northwood College for Girls, St Martins, St Johns and Merchant Taylors for boys and Watford Boys and Girls Grammar Schools.

The shopping centre at Northwood offers a range of shops including Waitrose and a selection of restaurant and several coffee/snacks bats. Watford is 2.6 miles and offers an excellent range of shops and leisure facilities including the Intu Shopping Centre, The Palace Theatre and The Imax Cinema.

Description

A unique Grade II listed character property set within grounds of about 2.2 acres and enjoying stunning views over the river and lakes and enjoying their own river frontage with fishing rights.

Hampermill house forms part of the original Hamper Mill and Cottages and dates from around 1770 with some later Victorian additions.

The house has been lovingly restored by the current owner with great care and attention to detail and retains a wealth of character with high ceilings, renovated wood floors, open fireplaces and panelling.

The main house features a spacious entrance hall, dining room with fireplace and large bay window affording views of the river, drawing room with fireplace, cloakroom and uniquely stylised kitchen/breakfast room with fireplace and door opening to the garden.

The basement floor is completely self-contained and could easily provide an independent flat. There is a good sized lobby and two separate reception rooms including a family room with wood burning stove, a fine study also with multi fuel stove plus a kitchen and shower room.



On the first floor a generous sized landing provides access to two large bedrooms including a master bedroom with double aspect, dressing room/3rd bedroom and bathroom.

The current owners have drawn up plans to create 3/4 separate bedrooms and additional bathrooms on the first floor without moving original walls or features but this would require formal planning consent.

In addition to the main house there is a large two storey detached outbuilding of about 2,250 sq. ft. which incorporates to the first floor a contemporary styled self-contained apartment with a modern fitted kitchen/dining room that has steps up to a spacious sitting room with vaulted ceiling and full height window and double doors opening to a private terrace. The first floor is completed by double bedroom with fitted wardrobes and a luxury fitted bathroom. The apartment would provide ideal accommodation for guests or staff.

The ground floor of the outbuilding is currently arranged as workshops, utility room and stores, two of which are open to the front. This space offers potential for further development subject to the usual planning consents.

The grounds of about 2.2 acres offer a truly exceptional and private setting for relaxation and entertaining. This includes mature formal gardens with area of lawn, woodland, fruit/vegetable garden, heated swimming pool and delightful views over the river.

The main house and annex is approached by a shingled driveway. There is also a gated private driveway within the gardens that provides parking for over 20 cars.

N.B. The property has potential to generate income through letting the annex apartment and also the revenue from filming which has happened regularly.

Viewing:

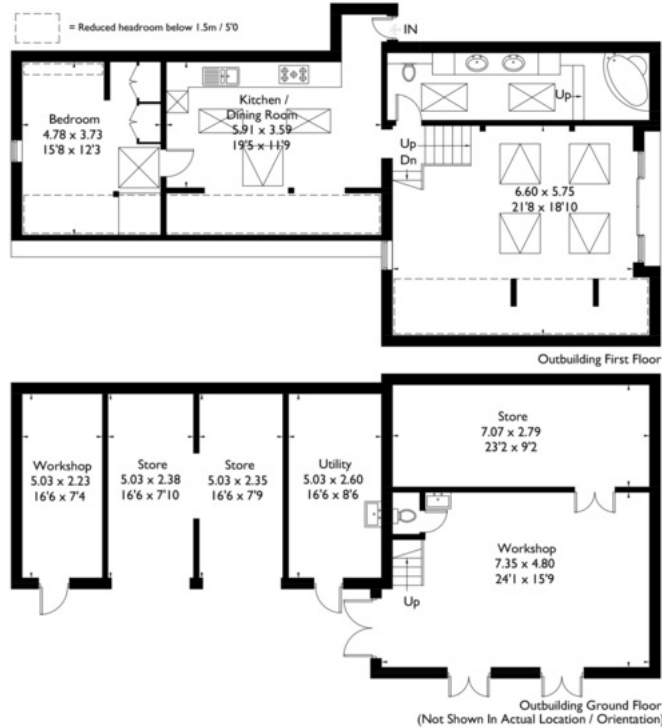
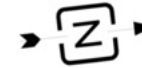
Strictly by appointment with Savills





Hampermill Lane, Watford

Approximate Gross Internal Area = 154.2 sq m / 1660 sq ft
 Basement = 102.7 sq m / 1105 sq ft
 Outbuilding = 209.7 sq m / 2257 sq ft
 Total = 466.6 sq m / 5022 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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

Savills Northwood
 northwood@savills.com
 01923 824225

savills.co.uk