



Piccotts End House Piccotts End, Hemel Hempstead, Hertfordshire

STRUTT & PARKER

Piccotts End House

Piccotts End, Hemel Hempstead, Hertfordshire HP1 3AU

A superb Georgian Grade II listed country house set in mature grounds of about 9 acres

Hemel Hempstead 3 miles (rail services to London Euston 27 minutes), Berkhamsted 5 miles (rail services to London Euston 35 minutes), M1 (J8) 4 miles, M25 (J20) 8 miles, Central London 27 miles

Entrance hall | Kitchen/breakfast room
Family room | Dining room | Sitting room
Drawing room | Boot room | Utility room
Cloakroom | Master bedroom suite with dressing room and en-suite bathroom
Guest bedroom suite | 4 Further bedrooms
Family bathroom

Garaging | Outbuildings | Lawn tennis court
Croquet lawn | Walled garden | Stores
Formal gardens | Paddock

About 9.4 acres

Piccotts End House

Piccotts End House is a superb Grade II Listed country house of brick construction finished in a white render under a tiled roof. The property dates back to the 16th century with later Georgian additions and is set in a wonderfully mature plot of just over 9 acres. The property has an extensive range of outbuildings that could be converted subject to planning.

The accommodation is well proportioned and is set over four floors with views over the mature grounds to the rear and neighbouring countryside to the front. The principal reception rooms all have high ceilings with ornate plaster detailing and superb views of the formal gardens.

Of particular note is the spacious dual aspect drawing room with attractive open fireplace, large bay window and bow window with French doors leading out to a paved area and croquet lawn. The adjoining sitting room has double doors leading to the drawing room creating an open plan living space. The kitchen/breakfast room has been recently fitted with cream wall and base units, wooden work surfaces and breakfast bar.

There are six spacious bedrooms set over two floors. Of particular note is the superb master bedroom suite with walk in wardrobe and en-suite bathroom fitted in a classic style with twin sinks and large corner shower. The master bedroom has French doors that lead out onto a balcony. The guest bedroom suite is dual aspect and has an en-suite shower room. There is a further family bathroom.

Gardens and Grounds

The property is approached via wooden gates onto a cobbled driveway leading to numerous outbuildings and stores including, a grain store, apple store, potting shed and garaging. Of particular note is the hayloft, comprising two ground floor rooms, both with wood burning stoves and games room above. The hayloft would lend itself to conversion subject to planning permission. The gardens are wonderfully mature and mainly laid to lawn with well stocked herbaceous and perennial borders and a selection of specimen trees creating a very private and secluded garden. There is a large patio area ideal for Al-fresco dining and entertaining, a grass tennis court, croquet lawn, walled garden and further outbuildings in need of refurbishment. There is a paddock beyond the formal gardens. The owner of Piccotts End House can also benefit from historic Boxmoor rights of pasture and the plaque, number 298, can be found above one of the external doors.





Situation

Piccotts End is a village situated on the upper River Gade. The village is home to several medieval cottages, a number of Georgian and Regency villas, one of these is now a public house, and an extensively restored 19th century watermill. In 1953 some unusually fine medieval wall paintings were discovered in some cottages here. The paintings date to between 1470 and 1500 and show a number of religious scenes. It is believed that these wall paintings show a link to the 'heretical' Cathar beliefs of southern France and adjacent areas of Catalonia and northern Italy. The building was also found to have a hidden room in the roof, suggesting it was a priest hole and an Elizabethan painted room in the next door cottage.

In 1827 the same building had been converted into the West Herts Infirmary, the first cottage hospital, by Sir Astley Cooper, providing free medical services.

The Marchmont arms public house is situated in the village and the nearby towns of Hemel

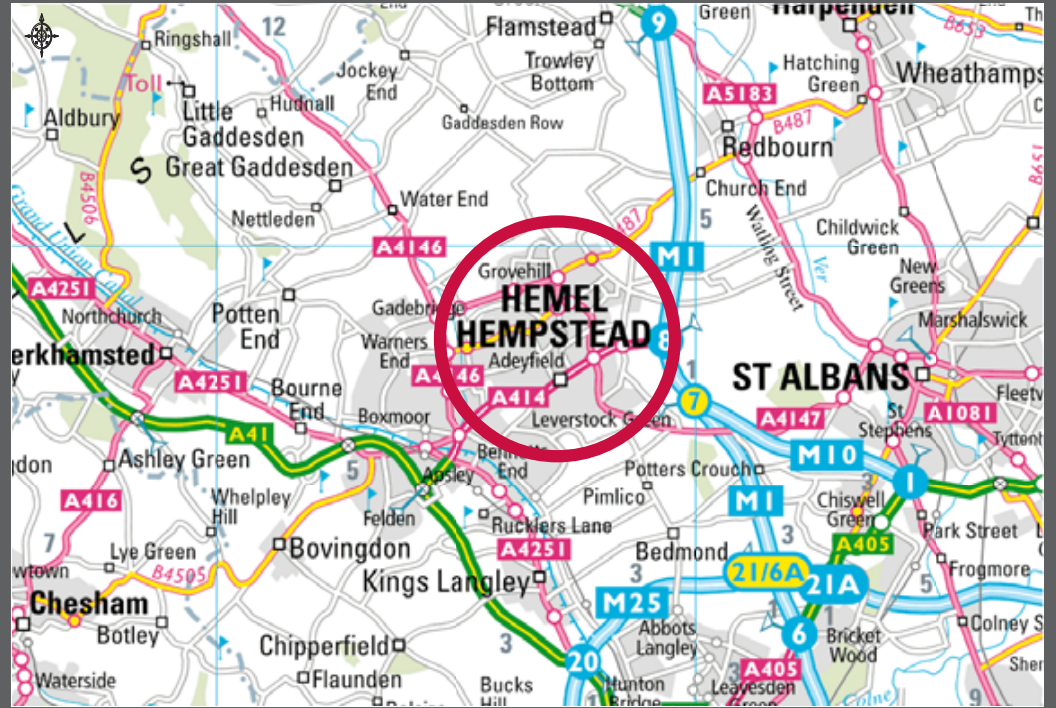
Hempstead and Berkhamsted provide an extensive range of shops and supermarkets including Marks and Spencer, Waitrose and Tesco superstore. There is an impressive choice of cafes, restaurants and public houses and the area is very well served with excellent schools for all ages within close proximity.

Leisure facilities in the area include golf courses at Ashridge, Berkhamsted, Boxmoor and Chartridge, The Rex Cinema in Berkhamsted ("possibly Britain's most beautiful cinema..." – BBC), leisure centres and Champneys spa near Tring. There is huge scope for walking and riding in the local area with thousands of acres of open countryside including the Chiltern Hills and hundreds of footpaths and bridleways.

Piccotts End House benefits from comprehensive communication links by both road and rail, with frequent trains leaving Hemel Hempstead reaching London Euston in approximately 27 minutes. The M1 (J8) is within 4 miles and the M25 (J20) is within 8 miles.









General

Services: Mains water, electricity, gas and drainage.

Local Authority: Dacorum Borough Council
Telephone 01442 228 000

Tenure: Freehold for sale

Easements and rights of way: The property is sold subject to and with the benefit of all rights including all rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker LLP

Directions

From the centre of Hemel Hempstead follow the A4146, Leighton Buzzard Road north through Gadebridge Park. At the roundabout turn right onto the A4147 and take the first exit at the next roundabout onto Piccotts End Road. The property can be found in the centre of the village on the right hand side.

St Albans

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50 offices across England and Scotland, including 10 offices in Central London

Floorplans

Main House 4,203 sq ft (391 sq m)

Garages 551 sq ft (51 sq m)

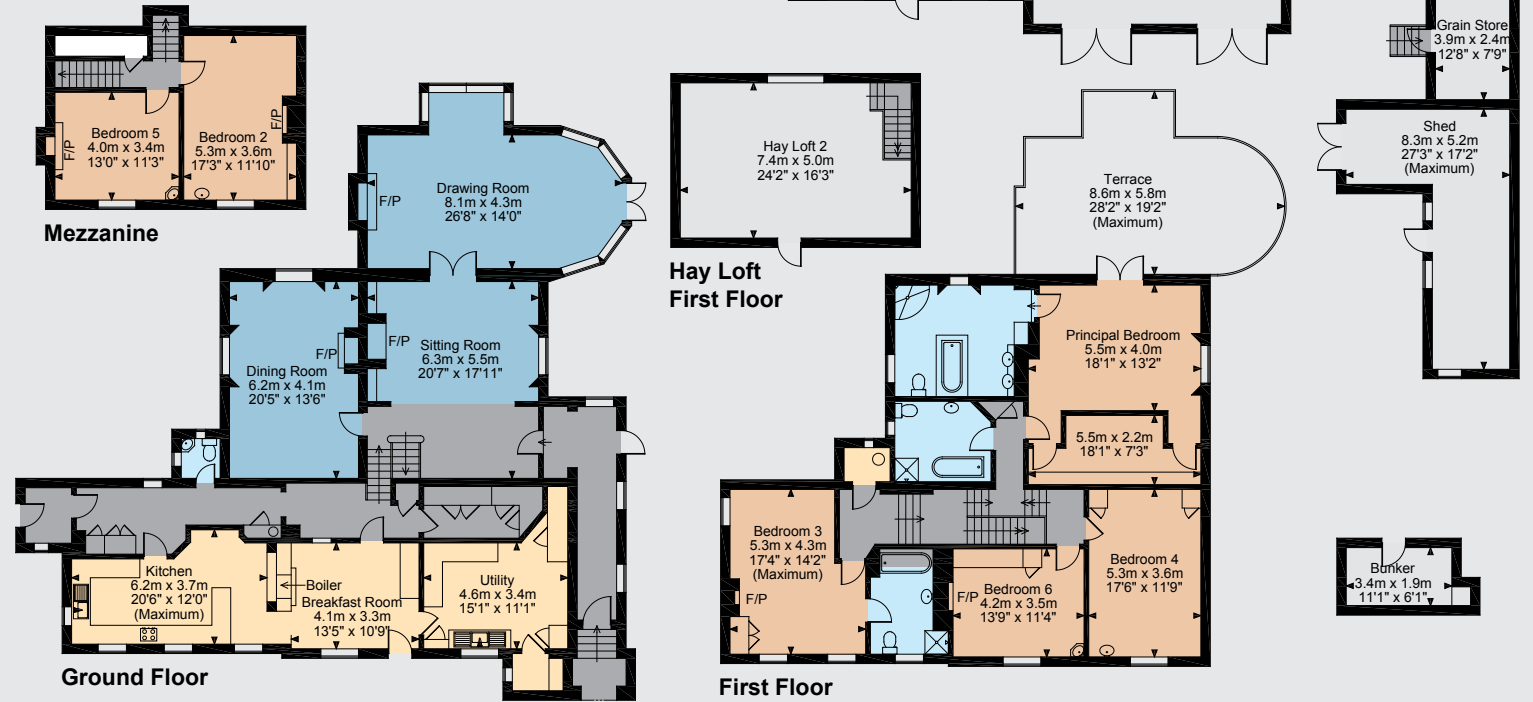
Hey Lofts 1016 sq ft (94 sq m)

Stores & Shed 488 sq ft (45 sq m)

Stable 199 sq ft (19 sq m)

Bunker 71 sq ft (7 sq m)

For identification purposes only.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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