



# PRESTIGE & VILLAGE

UK's finest properties



## OLD MILL ROAD, HUNTON BRIDGE, WD4 8QZ

A rare chance to own one of the country's few remaining mill houses. Parts of The Old Mill House are over 200 years old, with the site believed to date back to Roman times. Accessed via wrought iron gates beside a castellated gatehouse and brick remnants of the old mill—including two mill wheels—the home opens to a large paved courtyard. Owned and carefully improved over 30 years, the house retains abundant period charm across three floors. Many rooms are double or triple aspect with window seats, and the reception spaces feature French doors to the garden and terrace. The drawing room offers a baronial feel with oak panelling, beams, and a carved stone fireplace. A kitchen with Aga opens onto a terrace overlooking the River Gade. Upstairs, the master suite boasts a balcony and fireplace, while the top floor offers ideal guest or au pair space. A detached, refurbished cottage includes two bedrooms, kitchen, bathroom, and living room, with a ground floor garage and parking for three cars.

OFFERS IN THE REGION OF £2,950,000

# OLD MILL ROAD

, HUNTON BRIDGE, WD4 8QZ



- Stunning 7-Bedroom Mill House blending historic charm with modern luxury
- Spacious Kitchen/Breakfast Room with central island, Aga, and garden views
- Magnificent Landscaped Grounds offering privacy and natural beauty
- Detached Garaging for 3-4 Cars with ample additional driveway parking
- Self-Contained 2-Bedroom Cottage — ideal for guests, rental income, or multigenerational living
- Three Elegant Reception Rooms perfect for entertaining and family life
- 2.22 Acres of Gardens & Grounds including terraces, lawns, and woodland
- Rich Period Features throughout, including fireplaces, stained glass, and original woodwork
- Luxurious Principal Suite with private dressing room and en suite bathroom
- Heated Swimming Pool & Pool House for relaxation and summer entertaining

## THE OLD MILL HOUSE

Stunning Historic Mill House with Charming Two-Bed

A magnificent residence set behind gated cobbled driveway, featuring a grand entrance, hand-painted kitchen with Aga, elegant reception rooms, and beautifully landscaped gardens. Includes a separate 2-bedroom cottage, swimming pool, summer house, and direct access to a nature reserve. Just minutes from Kings Langley & within easy reach of Watford, Radlett & St Albans.

### GROUND FLOOR

Family/Dining Room  
29'11" x 24'6" (9.12m x 7.47m)

Sitting Room  
21'11" x 19'9" (6.68m x 6.02m)

Kitchen  
17'7" x 15'5" (5.36m x 4.70m)

Breakfast Room  
14'8" x 12'7" (4.47m x 3.84m)

Utility Room  
12'10" x 8'3" (3.91m x 2.51m)

## STORAGE

Storage  
10'11" x 8'3" (3.34 x 2.52)

Bin Storage  
8'3" x 5'8" (2.51m x 1.73m)

## FIRST FLOOR

Bedroom 1  
18'8" x 15'1" (5.69m x 4.60m)

Bedroom 1 - Ensuite

Bedroom 1 - Dressing Room  
17'11" x 10'10" (5.46m x 3.30m)

Bedroom 2  
14'0" x 12'8" (4.27m x 3.86m)

Bedroom 2 - Ensuite

Bedroom 3  
17'0" x 10'11" (5.18m x 3.33m)

Bedroom 4  
16'11" x 10'9" (5.17 x 3.28)

Bedroom 5  
18'0" x 8'3" (5.49m x 2.51m)

Family Bathroom

## SECOND FLOOR

## GROUND FLOOR

Bedroom 6  
17'9" x 8'9" (5.41m x 2.67m)

Bedroom 7  
26'5" x 18'11" (8.05m x 5.77m)

Guest Bathroom

## COTTAGE

Garage  
28'9" x 20'4" (8.77m x 6.20m)

Storage Room  
19'0" x 10'4" (5.79m x 3.15m)

## FIRST FLOOR

Lounge  
19'7" x 10'3" (5.97m x 3.12m)

Kitchen  
8'0" x 6'4" (2.44m x 1.93m)

Bedroom 1  
13'0" x 11'4" (3.98 x 3.46)

Bedroom 2  
13'2" x 7'1" (4.03 x 2.16)

Bathroom



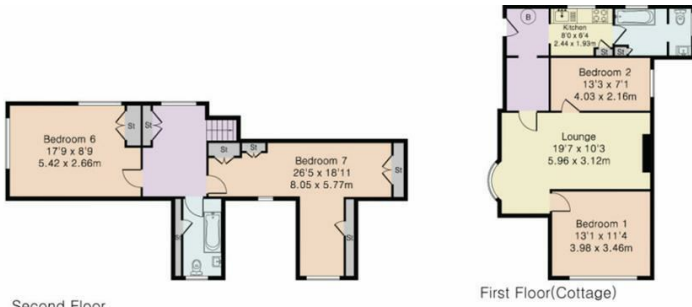
## Directions

This exceptional property is situated on the edge of Hunton Bridge, just moments from the charming village of Kings Langley, known for its independent shops, cafés, and village charm. For a more extensive array of shopping, dining, and lifestyle amenities, the vibrant towns of Watford, Radlett, Hemel Hempstead, and St Albans are all just a short drive away, offering a perfect balance of rural serenity and urban convenience. Leisure and

Three Rivers  
Band H



# FLOOR PLAN



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



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