



Moor End Cottage

Castles

MOOREND COTTAGE  
London Road, Boxmoor, Hemel Hempstead HP1 2RE



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£1,000,000  
(Freehold)

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## A Perfect Blend of Countryside Charm and Town Convenience!



Nestled in the idyllic Boxmoor countryside and a short drive from both Hemel Hempstead and Berkhamsted, this enchanting 17th-century Grade II listed home offers the best of both worlds.

Set on a secluded 0.62-acre plot, the property is tucked away from the main road, providing a peaceful and private retreat.

Inside, the home is rich in character. The drawing room greets you with warmth and charm, featuring exposed beams, wide European oak floorboards, and a dual-fuel burner within a slightly elevated seating area. Flowing around the central chimney, a cosy sitting area awaits, complete with a stunning inglenook fireplace and wood-burning stove, all beautifully finished with lime mortar and brickwork.

A charming dining room and a well-appointed kitchen/breakfast room creates a welcoming hub for everyday living, with a convenient guest cloakroom just off the kitchen.

Upstairs, the principal bedroom includes a small dressing room, with potential to be converted into an en-suite shower room. Bedrooms three and four, along with the family bathroom, are found on this level, while the second bedroom offers privacy at the far end of the house.

### Specifications

- GRADE II LISTED COTTAGE
- 4 BEDROOMS
- 2 RECEPTIONS
- 0.62 ACRES
- SEPARATE ANNEX
- PERIOD FEATURES
- BEAUTIFUL GARDENS
- AMPLE PARKING
- DOUBLE GARAGE
- WALKING DISTANCE TO MAIN LINE STATION, TOWN CENTRE, SCHOOLS & AMENITIES



A detached 335 sq. ft. office just outside the kitchen provides a versatile space for home working, a gym, with a shower and built-in sauna included.

Further enhancing the property are a double garage, carport, and driveway with parking for up to six vehicles, blending practicality with lifestyle.

The expansive gardens, brimming with character, offer a serene outdoor escape with hidden corners to discover.

Hemel Hempstead is a vibrant Hertfordshire town combining modern amenities with historic charm. The revitalised Jellicoe Water Gardens and plentiful green spaces make it ideal for families and nature lovers alike. The property is also within walking distance to the outstanding independent Westbrook Hay School, the Grand Union Canal and Hemel Hempstead Mainline train station.











#### **A little about the corner of the world we call home...**

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

**Council Tax Band: G**

**EPC Rating: E**



**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

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