

GREEN END HOUSE

B O X M O O R

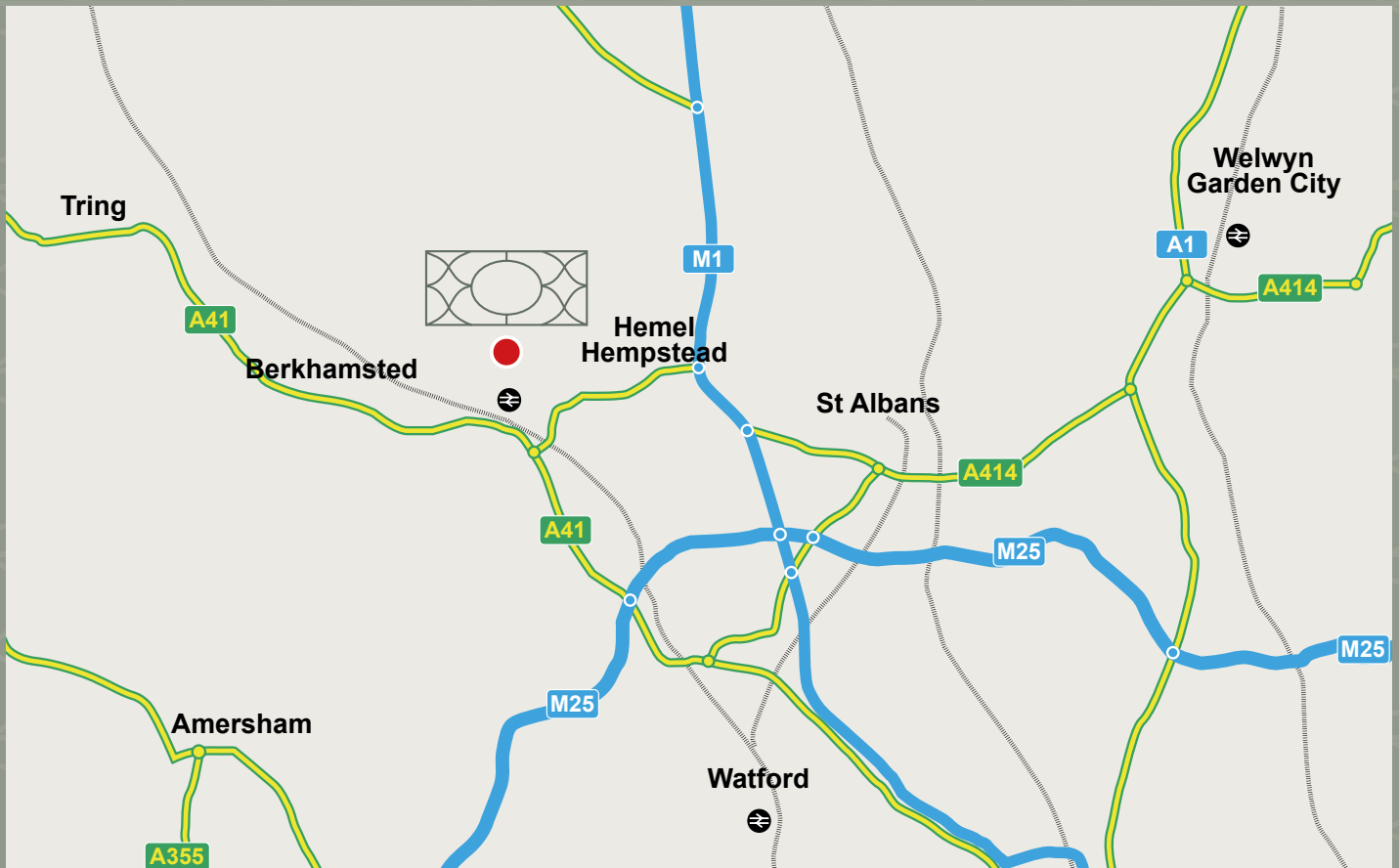
A restored Grade II Listed five bedroom Georgian house with large south facing garden and detached double garage within a gated walled courtyard

Two entrance halls • Significant library/games and party room • Reception room
Sitting room • Dining room • Open plan kitchen and day room • Separate prep kitchen
Laundry • Cloakroom • Additional WC • Cellar

Principal bedroom with dressing room and ensuite shower room • Four further bedrooms
Two bathrooms • Additional WC

Secure walled courtyard with electric gates
Double garage/workshop • Rear terrace & garden
Separate pedestrian access to Green End Road
Additional access via carriage driveway





DESCRIPTION

Located in the heart of Boxmoor, Green End House is a beautifully restored Georgian property. The house (Grade II Listed) was formerly owned by the Saint Rose of Lima Association, a Catholic order who built St Rose's Infant School and occupied an extended Green End House as the St Mary's Dominican Sisters Convent, where the school's teachers lived until the late 1990s.

Ash Mill purchased the former convent in 2015 and commissioned Messenger Construction, specialists in restoration projects, having obtained the necessary planning and listed building consents. The 1960s extensions and alterations have been removed and, in their place, a bespoke handmade kitchen/day room and dining room have been added as well as a generous double garage workshop. The rest of the house has been substantially renovated and while the original period features have been restored to their former glory, all the services and fixtures and fittings have been renewed.

Green End House is accessed via a new entrance off Green End Road (shared with St Mary's Place) through its own walled courtyard secured with electric gates. The property lies just a few minutes' walk to the village centre with its collection of shops, pubs and restaurants.

The mainline railway station is an eight minute walk over the Grand Union Canal providing access to London Euston in less than half an hour. Boxmoor enjoys excellent access to the national road network (A41) and is served by regular public buses to Hemel Hempstead, Berkhamsted and beyond.

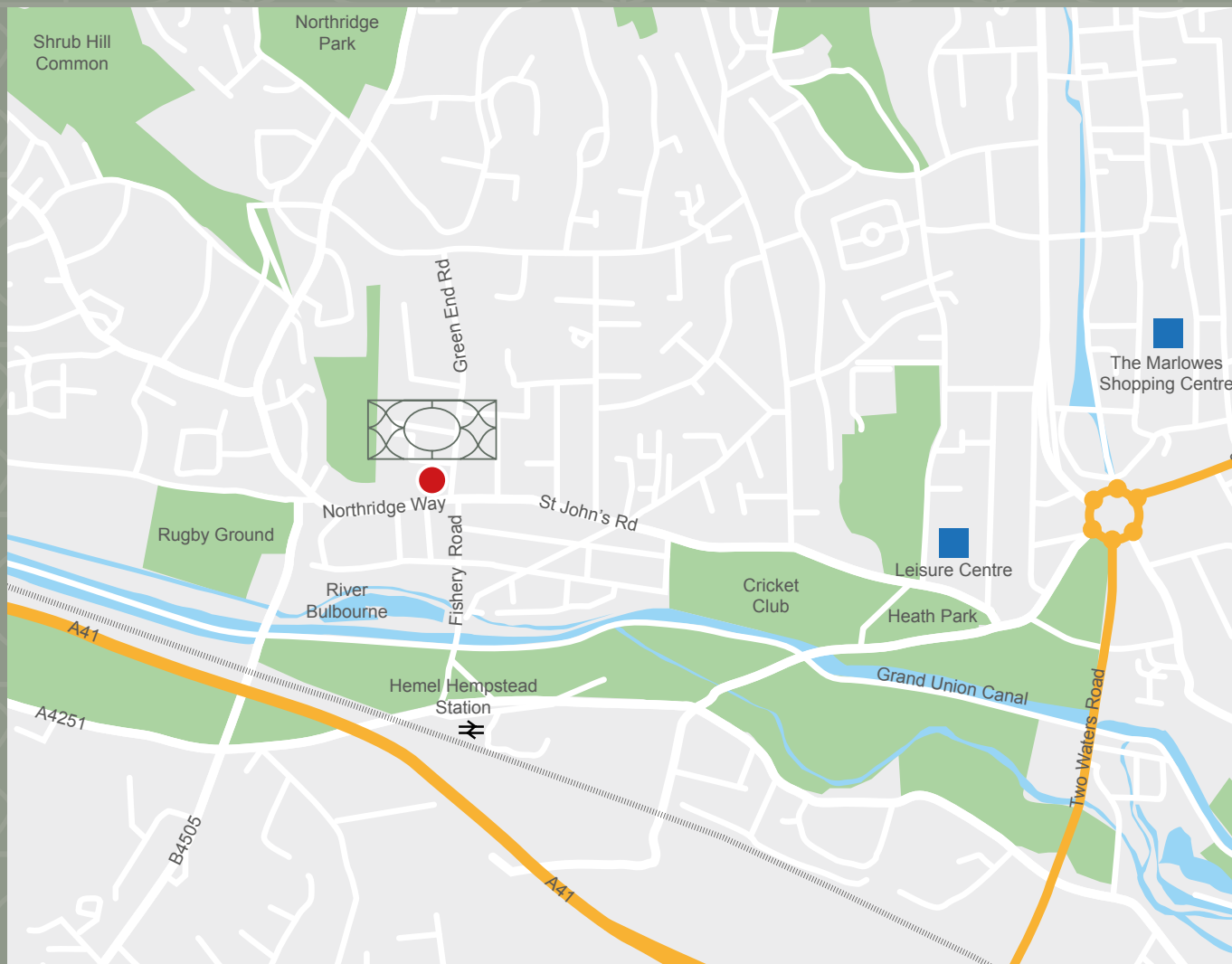
Boxmoor is a village near Hemel Hempstead which has its own distinct identity and character. While larger town amenities are located about half a mile to the east, St John's Road offers a good selection of local independent retailers including a pharmacy, post office, off-licence and florist. There are several local public houses and cafes including the Fishery Inn and Fishery Wharf cafés which overlook the canal. Boxmoor derives its name from the Box tree which is linked with 'mor', signifying a marsh. The ancient meadowlands are still a feature of the locality and today are under the stewardship of the Box Moor Trust (Est. 1594). There are many wonderful walks across the meadowlands, along the Grand Union Canal and the Bulbourne river into the delightful Chiltern countryside.





SPECIFICATION

- Traditional painted wood bespoke kitchen by Ebborns of Berkhamsted. Granite worktops with a large central island and breakfast bar
- Stoves range cooker and cooker hood, integrated Neff appliances including large fridge, freezer, microwave, dishwasher and Caple wine cooler
- Wide plank engineered oak flooring to hall and reception rooms
- Porcelanosa ceramic tiles in kitchen/day room, prep kitchen, laundry and WCs
- Cormar wool carpet runner on stair and fitted carpets to landing, secondary staircase and bedrooms
- Duravit sanitaryware with Hansgrohe fittings in master ensuite and all bathrooms
- Porcelanosa ceramic wall and floor tiling with Quartz shelves to bathrooms
- Illuminated fog-free bathroom mirrors with shaver sockets
- Chesney's and ACR wood-burners in drawing room, dining room and reception room with slate hearths and restored original surrounds
- Gas central heating with Worcester Bosch boiler and Megaflow pressurised hot water system
- Underfloor heating in kitchen and separate electric underfloor heating in ensuite and bathrooms. Traditional feature radiators elsewhere
- Programmable digital thermostats to each heating zone
- Dual-fuel heated towel rails in bathrooms
- LED downlighters, TV and Data wiring to most rooms and 5A lighting circuits in reception rooms and main bedrooms
- Fully landscaped rear garden, large lawn and stone terrace. Additional access via original carriage driveway
- Double garage/workshop with electronic up-and-over timber doors, separate pedestrian side door and internal cold water supply
- The property is sold with the benefit of a ten-year structural warranty from International Construction Warranty



PROPERTY INFORMATION

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

EPC Rating

Exempt

Local Authority

Decorum Borough Council

Council Tax

To be assessed

Band G is £2,799.95 pa

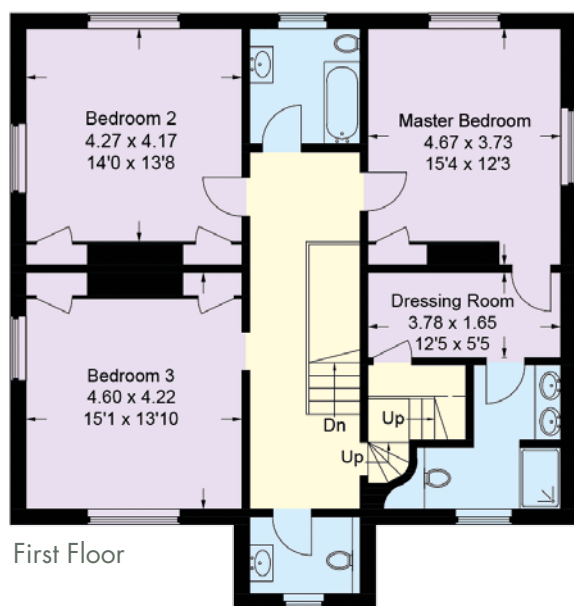
Directions

From Hemel Hempstead Railway station, take Fishery Road over the canal and pass the Fishery Inn on your right-hand side. Follow the road to the roundabout and go straight on to Green End Road. The property is on the left-hand side accessed via the joint entrance with St Mary's Place

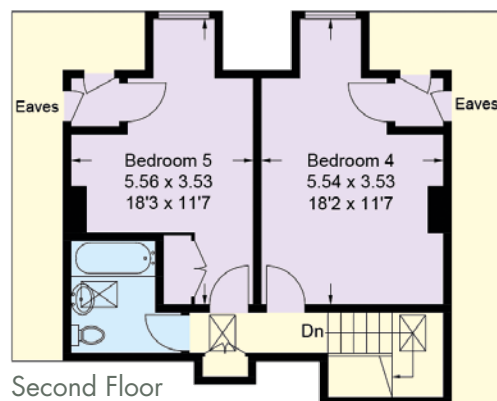
Viewing

Viewing is strictly by prior appointment through Ash Mill Developments Limited
01494 410 230

GREEN END HOUSE



First Floor



Second Floor



Ground Floor

Cellar

Not shown in actual location/orientation



Green End House
Green End Road
Boxmoor
Hertfordshire
HP1 1GH