






-  4 Bedrooms
-  3 Bathrooms
-  3 Receptions
-  Private Garden
-  Garage & Driveway



Freehold

Council Tax Band:
G £3,968.00 (2026/2027)

Local Authority:
Dacorum



Noake Mill Lane, Water End, HP1 3BB
Guide price of £1,250,000

A spacious and detached converted stable located in a peaceful Hamlet in Water End.

Description

Stable Cottage is a spacious and private home set in the peaceful hamlet of Noake Mill Lane, Water End, beside the River Gade on a quiet no-through road. It is accessed via electric gates and offers parking for multiple vehicles, a double garage, and attractive patio areas. The property extends to approximately 3,538 sq ft over two floors, with a large kitchen/dining room, two further reception rooms, and a fourth bedroom. Upstairs are three double bedrooms, three bathrooms, and generous landing spaces. The rear garden is mainly laid to lawn with a patio seating area, providing a quiet and secluded outlook. The property also benefits from oil-fired heating, a septic tank, and a private water supply.

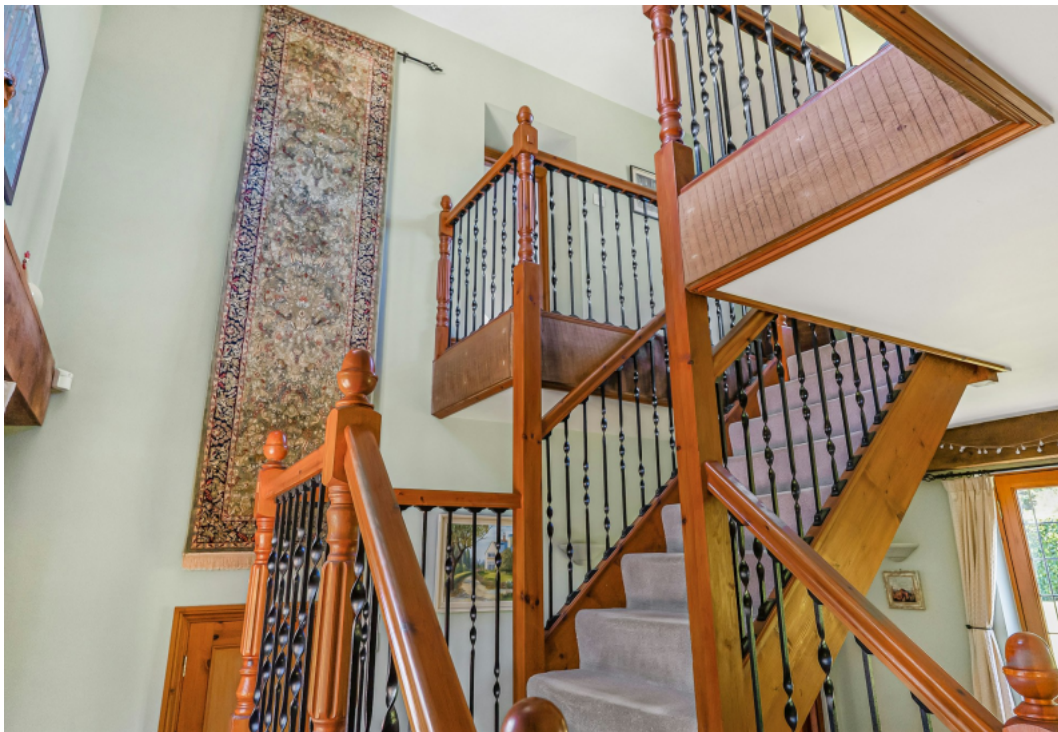
Location

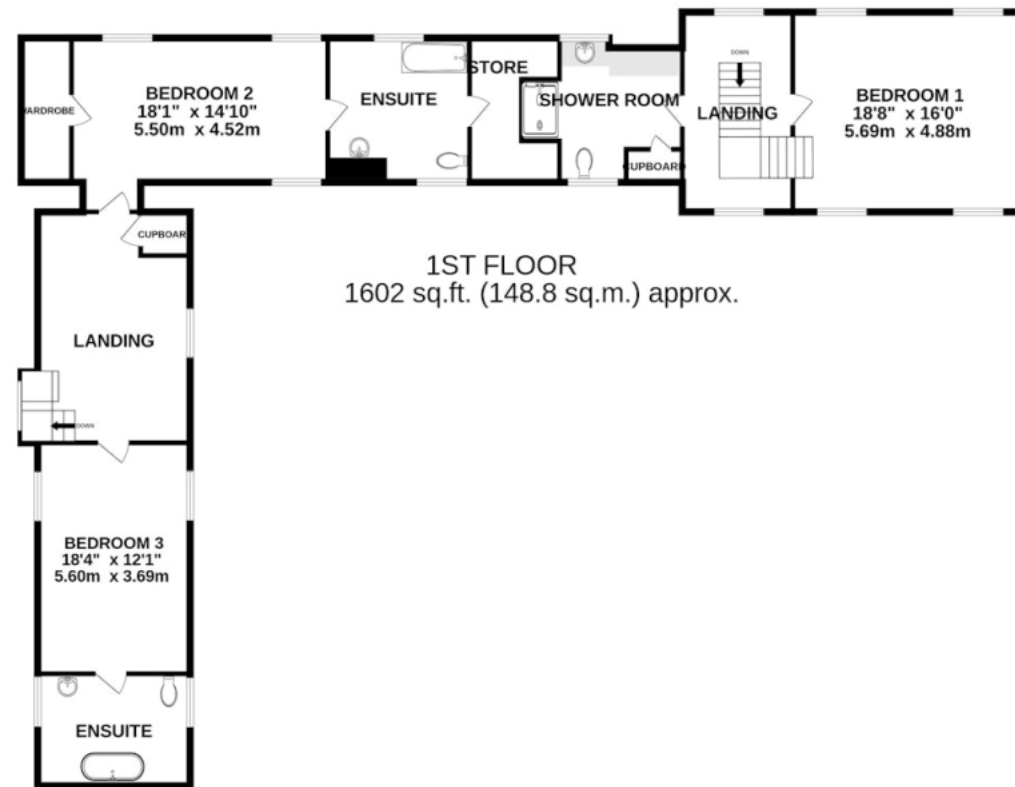
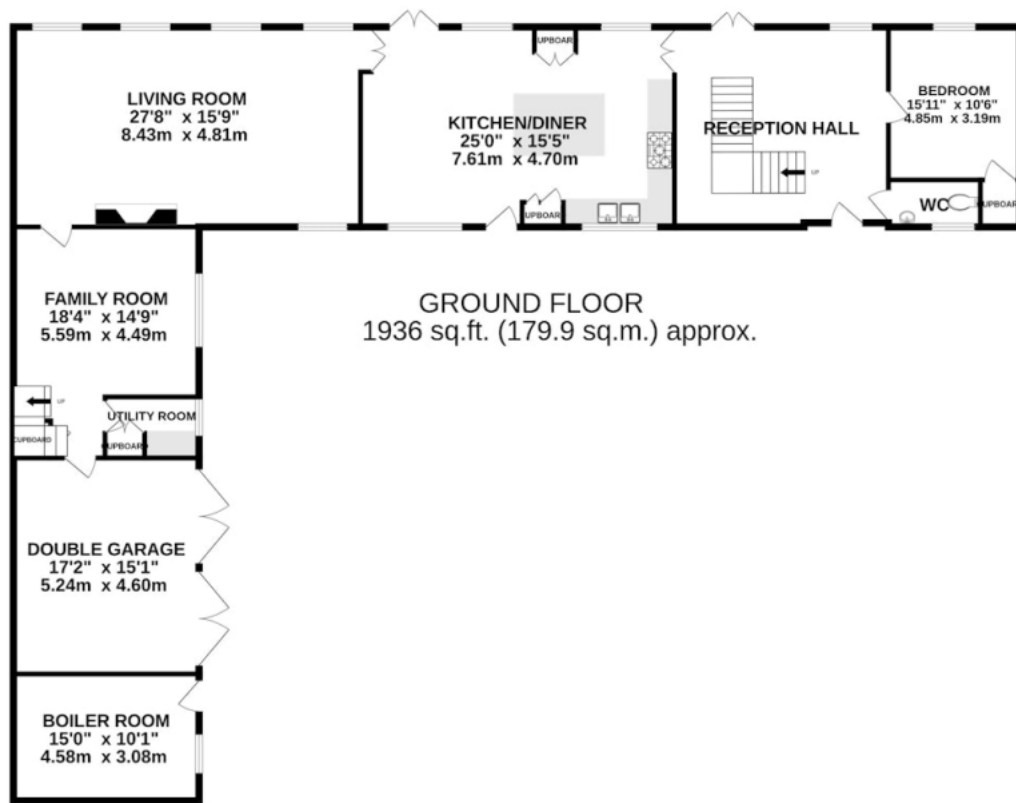
Water End is a small and highly sought-after rural hamlet, situated on the northern edge of Hemel Hempstead, within the parish of Great Gaddesden.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA : 3538 sq.ft. (328.7 sq.m.) approx.

This floorplan is for illustration purposes only, the measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.