

and as a guide to prospective Purchasers to enable them to decide whether or not to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Vendor are to become under any liability or claim in respect to their contents. The Vendor nor do Messrs John Nash & Co. nor does any Partner or Employee of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise.

Approximate Gross Internal Area = 535.4 sq m / 5,763 sq ft

Cellar = 27.9 sq m / 300 sq ft

Outbuilding = 40.1 sq m / 432 sq ft

Garage = 46.5 sq m / 500 sq ft

Total = 649.9 sq m / 6,995 sq ft

(Not Shown in Actual Location / Orientation)

Cellar

Family Room 14.7 x 11.0

Bedroom 1.55 x 1.06

Kitchen/Breakfast Room 10.29 x 4.58

Dining Room 27.5 x 16.4

Sitting Room 14.7 x 13.7

Up

Down

Ground Floor

Study 13.5 x 11.7

Entrance Hall

Dining Room 27.5 x 16.4

Living Room 36.1 x 23.9

Up

Down

First Floor

Master Bedroom 14.0 x 12.0

Bedroom 12.6 x 9.8

Bedroom 4.32 x 3.01

Bath

Dressing Room

Up

Down

Outbuilding

Garage 5.94 x 5.62

Pool House 8.5 x 7.5

Changing Room

Pump Room

Store Room

Up

Down

The Granary - Second Floor

Bedroom 19.0 x 10.0

Living Room 5.86 x 5.76

Up

Down

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Bedroom 12.6 x 9.8

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC		41	76



£3,000,000

JOHN NASH & CO.

8 Bedroom Historic Mill House | Character and Heritage Property Approaching 5,800 sqft of Accommodation | Self Contained Annexe | Heated Swimming Pool with Pool House and Tennis Court | Greenhouse and Folly | Approximately 2 Acres of Land along with Ownership of Half the Riverbed with Fishing Rights



A rare, historic and non-listed mill house nestled on an island in the River Chess, set within approximately 2 acres of landscaped grounds with stunning views across AONB greenbelt land. Originally known as Chenies Mill, Dodds Mill House boasts nearly 5,800 sq ft of versatile living accommodation and unique heritage elements including a fascinating water wheel with all the necessary machinery in situ.

The Property

Dodds Mill House transcends typical grandeur with its layered history, riverside estate, leisure facilities and dual-living potential which all combine to create a truly one-of-a-kind Hertfordshire residence. Ideal for heritage lovers, family living or income-generating flexibility this property certainly peaks one's interest. Dating back to 1200, it was originally called Chenies Mill and was a corn mill which later was used for fulling. In 1712, the Duke of Bedford leased the mill from the Dodd family and converted it into papermaking. In the 19th century it returned to it's corn milling roots and finally closed in 1933.

Our current owners purchased the property in 1964 and have carried out renovations, extensions and regular maintenance at Dodds Mill House over the past 60 years.

Accommodation

Dodds Mill House exudes charm, character and individuality at every turn and in every room The accommodation over two floors is spacious and adaptable and comprises 8 bedrooms, 6 reception rooms and 7 bathrooms. There is a self-contained, with rental potential, annexe called The Granary which comprises a living room/dining room, kitchen, 2 bedrooms and 2 bathrooms. Off the kitchen is another annexe area known as The Dairy which could be integrated with the house or provide further rental potential.

Grounds and Gardens

Beautiful landscaped gardens, the River Chess running throughout, a water mill, garden leisure amenities and the most beautiful views create the enviable grounds and gardens at Dodds Mill House. Stretching across 2 acres, the gardens boast mature planting, terrace spaces and scenic river frontage in which the property owns half of the riverbed and grade II listed bridge crossing over. You have a heated pool with pool house fitted out with changing rooms, shower/toilet facilities, a little kitchenette and the pump room. Beyond the pool, you can carry on with your outdoor activities with a game of tennis and a lawn that easily would accommodate a game of football or create the most epic croquet course! A pretty little grade II listed folly makes a charming backdrop for a wedding ceremony or special entertaining spot for lunch or dinner. There is a double garage, a single garage and store room and ample parking for several vehicles.

Location

Set within the stunning countryside of Chenies Bottom, everyday amenities are available by accessing nearby Rickmansworth, Chorleywood, Little Chalfont and Amersham. This includes transport links into London via the Metropolitan/Chiltern train lines, access to the M25 at J18 and importantly access to excellent private/state schooling nearby.

Council Tax Bands and Rates for 2025/2026

Dodds Mill House: Band G £3,931.58 per annum
The Granary: Band C £2,096.84
The Dairy: Band B £1,834.74

****Our Vendor has applied to the council to revert the council tax into a single residence only. ****

