



Castles

BOURZUEI  
Bedmond Road, Pimlico, HP3 8SF



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£1,395,000  
(Freehold)

## Castles



A remarkable Grade II listed home steeped in history, coming to market for the first time in over 40 years.



Brimming with character, the property offers expansive accommodation across three levels. The ground floor is ideal for both modern family life and entertaining, with a blend of cosy charm and space. A large dual-aspect sitting room and formal living room—complete with a magnificent inglenook fireplace and exposed timber beams—creates a warm and inviting atmosphere. A separate dining room and generously appointed kitchen/breakfast room ensure functionality meets traditional appeal. A ground floor bedroom and shower room provide excellent flexibility, perfect for multigenerational living.

Upstairs, the charm continues with five further bedrooms, a family bathroom, and a study—which could easily serve as a seventh bedroom if needed. A spacious basement below the living room adds further storage potential.

### Specifications

- NO UPPER CHAIN!
- 5 BEDROOMS
- 3 RECEPTIONS
- 2 BATHROOMS
- DETACHED GARAGE & ORIGINAL OUTBUILDINGS
- AMPLE OFF ROAD PARKING
- WRAP AROUND GARDENS
- 16TH CENTURY PERIOD PROPERTY
- GRADE II LISTED
- BRIMMING WITH CHARACTER & HISTORY



Set behind a gated entrance on the edge of picturesque Pimlico, Bourzuei is a striking and substantial period residence, with origins dating back to the 16th century. Once known as Rose Acre Farm, this unique home was at the heart of a famous rose-growing enterprise, cultivating over 100,000 rose bushes and supplying blooms to iconic figures including Winston Churchill, the Archbishops of Canterbury, and renowned royal dressmaker Norman Hartnell.

The grounds feature several original outbuildings, including the Well Room, Enquiries Room, a traditional barn with hayloft, and the Grain Room. Each has power connected and could offer exciting conversion opportunities (STPP), whether for home working, guest accommodation, or creative spaces.

Bourzuei sits on a mature and well-established plot. A large driveway offers ample off-road parking and leads to a detached garage. Lawned gardens wrap around three sides of the property and are framed by an array of mature trees and flowering shrubs, while a peaceful courtyard garden and rear terrace create ideal spaces for al fresco dining.











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

Abbots Langley is an old settlement with a rich history, dating back to 1045. Kings Langley station is on the edge of the village, offering regular services into London that take about half an hour. The village also has excellent motorway links. The M25 passes directly through the parish, and the M1 is very close, just to the east side. The Grand Union Canal runs through the village, offering great water connections to major UK cities, such as Leicester, Birmingham, and Nottingham.

For keen Harry Potter fans, just a five minute-drive away from the village is the Leavesden studio tour – one of the most popular tourist

attractions in the country. It includes a behind-the scenes tour of the film sets and props used in the making of the movies. Lovers of green space are served well by Leavesden Country Park, which offers more than 27 hectares to explore, including a football pitch, tennis courts, a kids' play area and an outdoor gym for adults. Abbots Langley is also home to a range of sports club, including cricket, football, and bowls.

The high street is lined with a diverse selection of food outlets, including four highly regarded Indian restaurants – The Noor Mahal, Abbots Tandoori, Forest of India, and Village Tandoori – plus the popular Pin Wei Chinese restaurant.



**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:** E  
**EPC Rating:** n/a



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**Eaton Bray**

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**Borehamwood**

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