



**Highclere House,**  
Hadley Common, Hertfordshire, EN5 5QG







A highly impressive architectural designed award winning detached Neo-Georgian style residence, offering around 12,000 sq. ft. of divine accommodation, extensive grounds with heated swimming pool and guesthouse in about 1.3 acres

Highclere House, Hadley Common, Hertfordshire, EN5 5QG

Hadley Wood train station 1.3 miles (35 minutes to Moorgate), Cockfosters tube station 3.1 miles (28 minutes to Kings Cross), Barnet High Street 0.8 miles, M25 (J24) 3.2miles, A1(M) 3.2 miles, Heathrow airport via M25 34 miles, Stansted airport via M25 and M11 34 miles, 16 miles to Central London







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### ***Features***

Entrance reception hall | Drawing room/dining area | Sitting room | Day lounge | Kitchen/breakfast room | Cinema room  
Gym/sauna/shower | Guest powder room | Cloak room

Principal bedroom suite | Seven further bedrooms with en suite, five with dressing room | Salon | Plant room | Utility room | Luggage room | Store

### ***Guest/pool house***

Reception/bedroom | Kitchen | Two shower rooms  
Cloak room

### ***Annex/Office***

Entrance | Hall | Kitchen | Reception/bedroom  
Shower room | Cloakroom

About 1.3 acres

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## **Accommodation**

### **Ground floor**

- Entrance reception hall with a magnificent turning staircase
- Elegant drawing/dining room
- Sitting room/study
- Kitchen/breakfast room
- Day lounge
- Powder room
- Cloakroom

### **First floor**

- Stunning principal bedroom with luxurious en suite bathroom/shower and dressing room
- Bedroom two with en suite shower and dressing room
- Bedroom three with en suite shower and dressing room
- Bedroom four with en suite bathroom/shower and dressing room

### **Second floor**

- Bedroom five with en suite bathroom/shower and dressing room
- Bedroom six with en suite shower and dressing room
- Bedroom eight with sauna and shower room

### **Lower ground floor**

- Fully equipped cinema room
- Salon with hairdresser's chair and backwash basin
- Bedroom seven with en suite bathroom
- Utility room
- Domestic plant room services control/AV hub
- Luggage store
- Wine store
- Store room
- Cloak room

### **Annex/Office**

- Entrance Hall
- Kitchen
- Reception/bedroom
- Shower
- Cloak room

### **Guest/Pool House**

- Reception/ Bedroom
- Kitchen
- Double shower rooms
- Cloak room



## Exterior

- Gated electric secure entrance
- Triple garage with store rooms
- Ample gravelled visitor/guest parking
- Wonderful terrace for al fresco dining and entertaining
- Heated swimming pool 50ft x 20ft
- Lawn garden
- Decking area with gazebo
- Cloakroom
- Outbuilding with pump room and storage

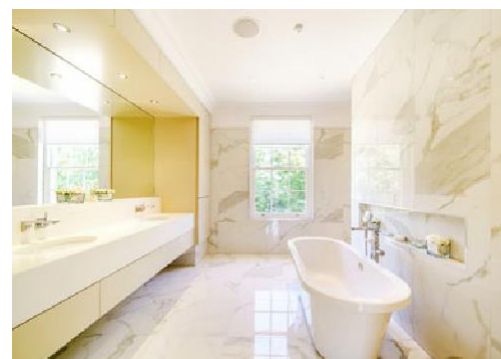
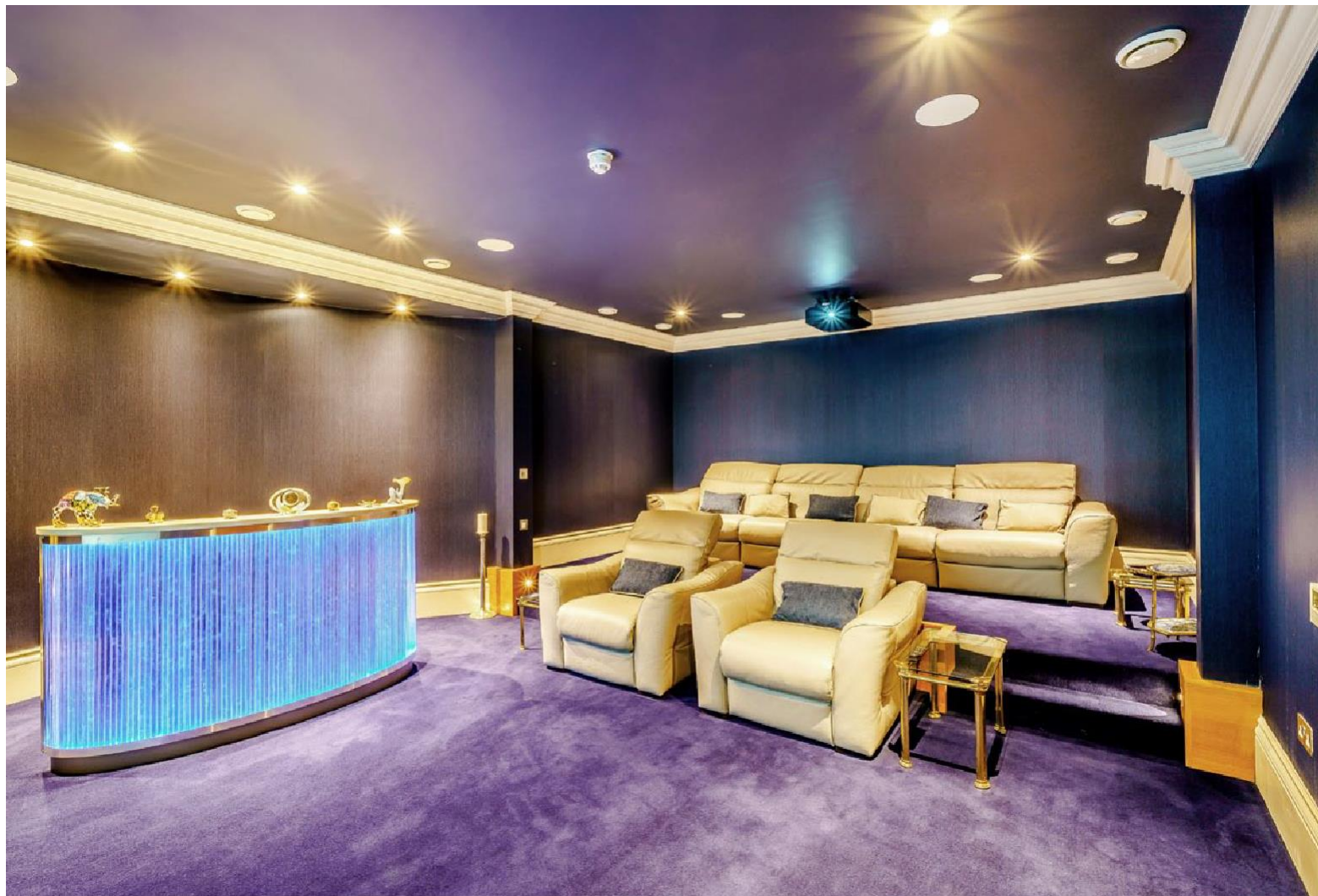
## Specification

- Video entry system - Videx
- Video surveillance - 24 hour monitoring
- ADT /Police linked security system - Grade 4
- Remote gate control
- Lighting by RAKO
- Control 4 - home entertainment
- Air conditioning
- Underfloor heating throughout
- Fire control panel - throughout
- Marble, porcelain and oak flooring
- Bespoke kitchen and bathrooms
- Wolf and Miele appliances
- Sanitaryware - Duravit, Victoria & Albert
- Chesney fireplaces
- Boilers - Hamworthy
- Joseph Giles architectural ironmongery
- Interior architects & design
- Built September 2012 with BLP building warranty

## General Remarks

**EPC Rating:** Band C

**Tenure:** Freehold

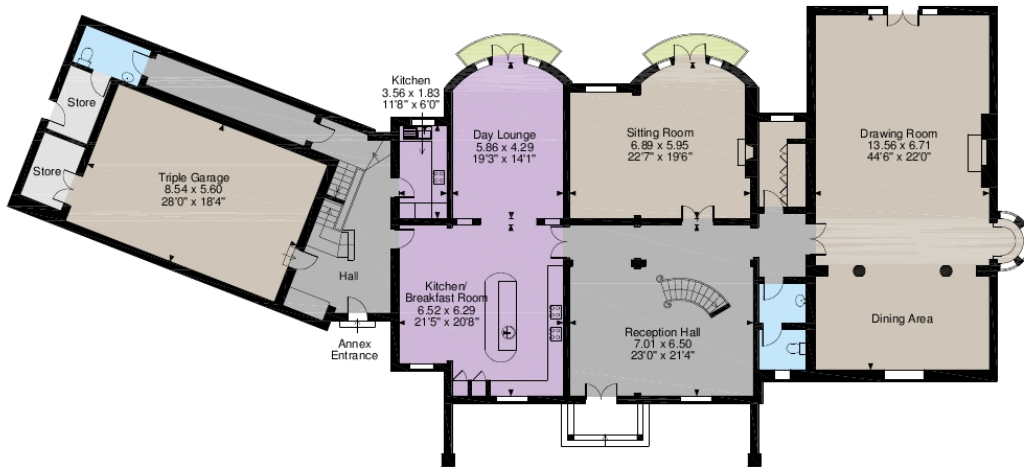
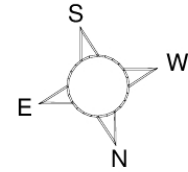




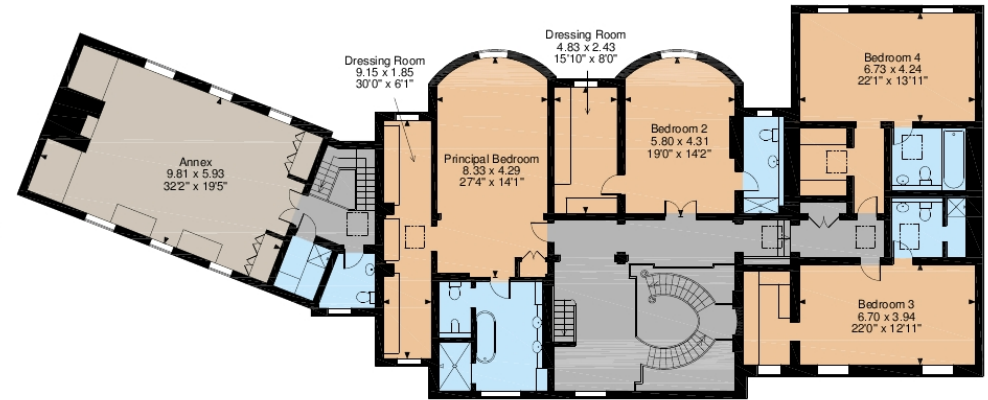




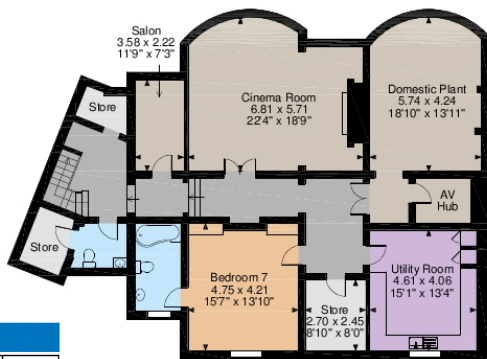
**Highclere House, Hadley Common**  
**Main House internal area 11,049 sq ft (1,027 sq m)**  
**Guest House internal area 646 sq ft (60 sq m)**  
**Outbuilding/Pump Room internal area 259 sq ft (24 sq m)**  
**Total internal area 11,954 sq ft (1,111 sq m)**



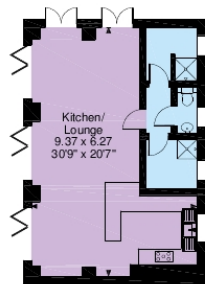
**Ground Floor**



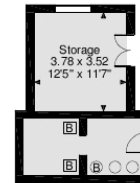
**First Floor**



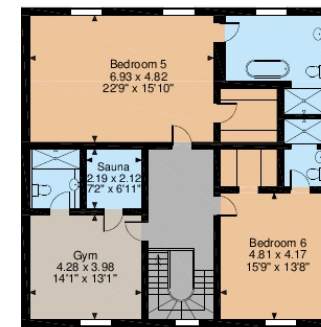
**Lower Ground Floor**



**Guest House**



**Outbuilding**



**Second Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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