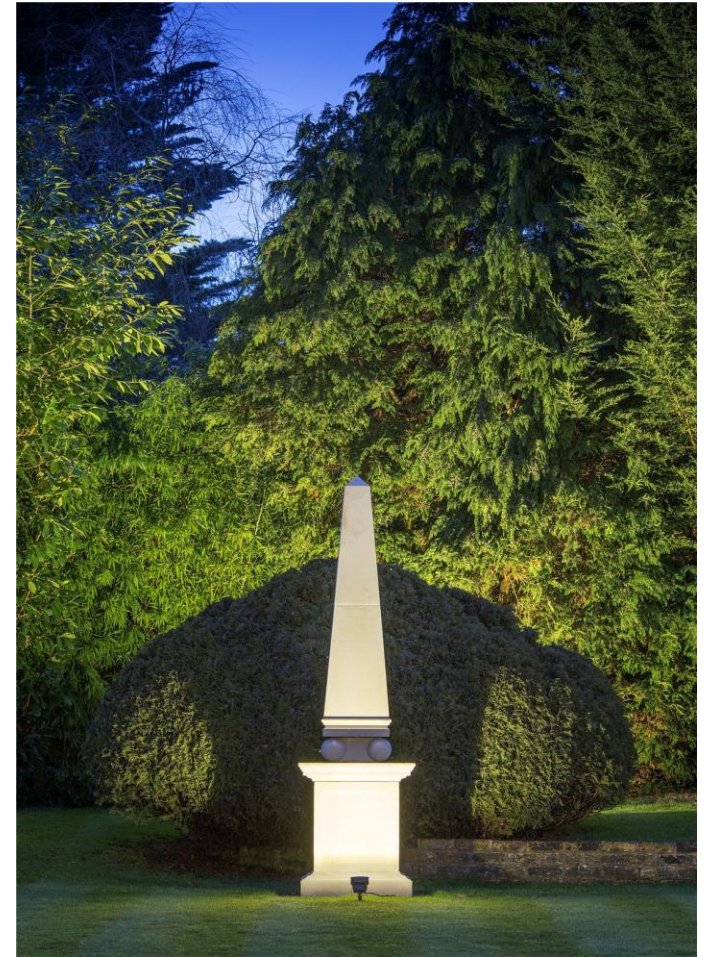


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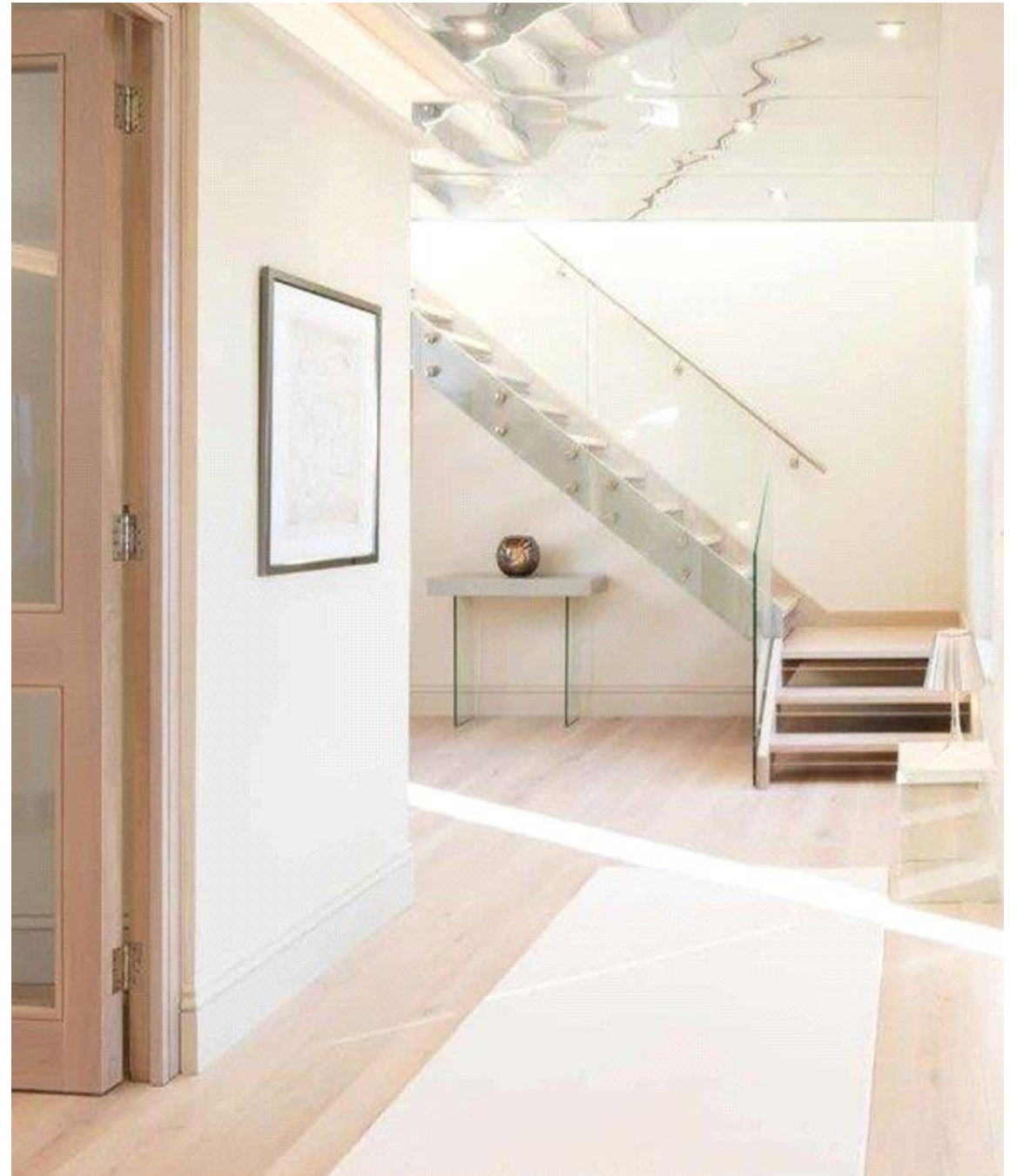
Kentish Lane, Brookmans Park, AL9 6NG

A Contemporary Masterpiece



ACCOMMODATION

- 8,300 SQ FT APPROX
- RECEPTIONS INCLUDING CINEMA
- BEDROOMS EN-SUITE
- FULLY FITTED STUDY
- DETACHED LODGE HOUSE WITH FULL LIVING ACCOMMODATION
- OUTDOOR HEATED POOL WITH JACUZZI
- BRAND NEW STATE OF THE ART GYM/SPA
- LEISURE COMPLEX WITH GYM, YOGA & BOXING AREAS
- MASSAGE ROOM, CHANGING ROOM, SAUNA ROOM & WC
- DETACHED ARTISTS STUDIO
- TRIPLE GARAGE
- PRIVATE ROOF TERRACE
- AIR CONDITIONING
- BRAND NEW 120 FT RESIN DRIVEWAY

















THE MASTER SUITE

The large first floor landing leads to an opulent Master suite. The Master bed is positioned under a twinkling starry sky ceiling. The exclusive bedroom suite offers his and hers bespoke designer walk-in wardrobes with a glass fronted shoe wall, as well as a luxurious white leather seating and dressing table area. The pure design of the Master bathroom with in-ceiling rain shower, sleek Villeroy Boch and Hansgrohe sanitary ware is grand and cleverly lit. The Master bedroom suite has prime views over the topiary gardens, palm trees and large stone garden obelisk, which are dramatically lit at night.

The further 5 en-suite double bedrooms are bright and substantial in size, with a secluded, hedge lined lit roof terrace, accessed from a first floor bedroom.







THE LODGE HOUSE, LEISURE COMPLEX & DETACHED ARTISTS STUDIO

In addition, the property boasts a fully self-contained Lodge House, adjacent to the main house, with an open plan living and dining space, fully equipped kitchen, bedroom, dressing room, shower room, sauna and WC. Large glazed sliding doors overlook the rear gardens, creating a light and relaxing living space that offers abundant possibilities for future owners to tailor this flexible accommodation to suit their own lifestyle requirements. Adjoined to the lodge house is a heated triple garage with metallic silver Hormann automated doors.

To the rear of the gardens is the self contained and heated artists studio outbuilding, equipped with a TV and Sonos system.

Overlooking the large outdoor heated swimming pool and Jacuzzi, the leisure complex offers a gym, yoga and boxing areas, massage room, changing room, sauna room and wc.









ADDITIONAL FEATURES

- Full irrigation system with timers
- Air conditioning to all floors
- High tech cameras with real time alerts
- Monitored Fire & Security Alarm to house, lodge house and garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		76	84

For further information and viewings, please contact Paul Brown on 07867 510540 or paul@statons.com

THE AREA & LIFESTYLE

Kentish Lane overlooks the green belt views of Essendon, a peaceful village that is host to several charming and thriving country pubs, serving great food. Nearby are beautiful playing fields, the local Tennis and Cricket Club and the Essendon Country Golf Club situated in a picturesque 400 acre estate, as well as benefitting from the amenities, shops, supermarket, restaurants and bars found in Brookmans Park, just a leisurely walk away. Further sports facilities, horse riding centres and health and fitness clubs are also found in a number of the nearby towns.

The area offers an excellent selection of renowned primary and secondary educational facilities including Lochinver, Stormont, Dame Alice Owens, Haileybury College, Queenswood, Haberdashers Askes, St Albans School, North London Collegiate, Manor Lodge, Aldenham, Mill Hill, Chancellors, Belmont, Lyonsdown, St Martha's Senior School and Queen Elizabeth's Boys & Girls.

LOCATION & LONDON CONNECTIONS

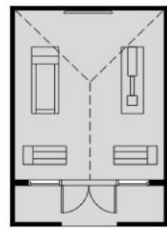
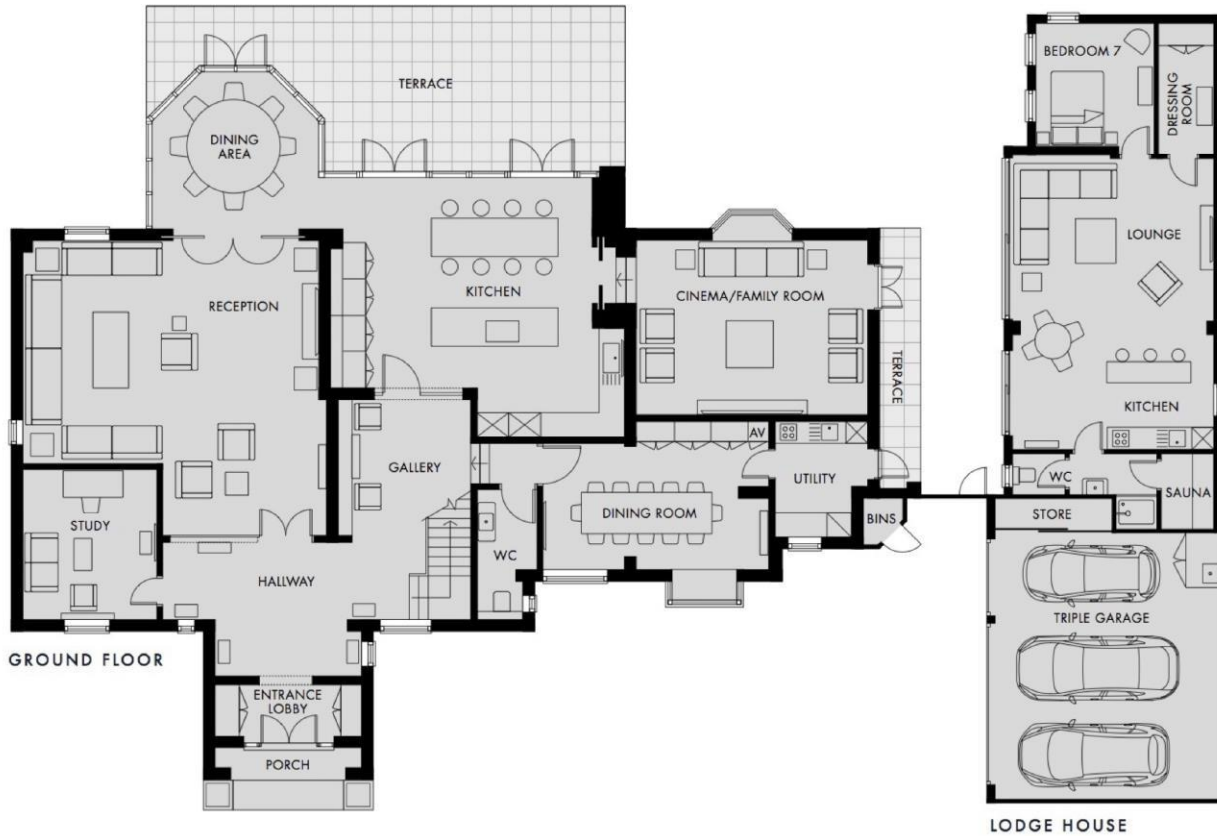
SKYBORNE offers the best of both worlds - surrounded by countryside yet conveniently close to London. The nearby London Underground Tube, Overground train stations and major motorways offer fast commuter or leisure access to Central London.

Local authority: Welwyn & Hatfield
Council tax band: H

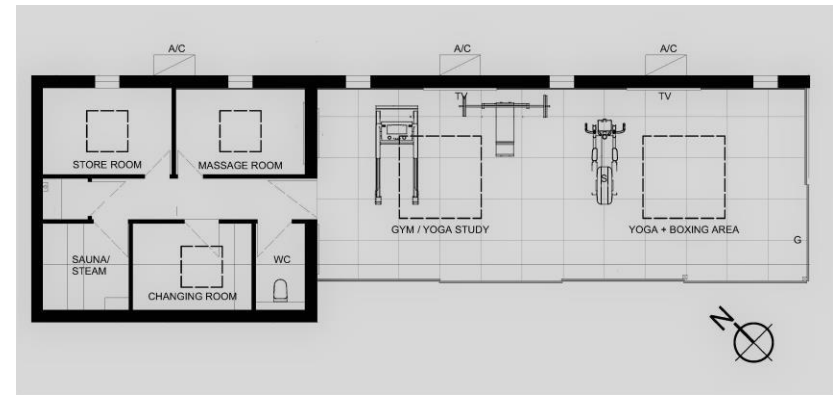
LOCATION & LONDON CONNECTIONS

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ARTISTS STUDIO



GYM

FLOORPLANS

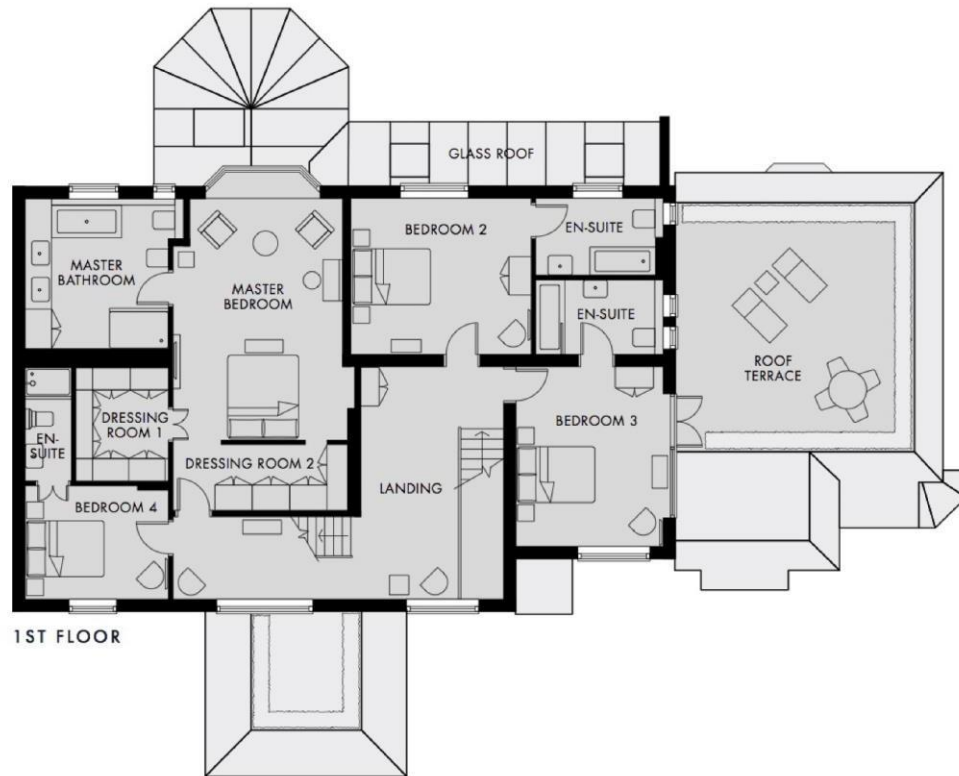
TOTAL G.I.A.
8,300 SQ.FT. APPROX.

GROUND FLOOR

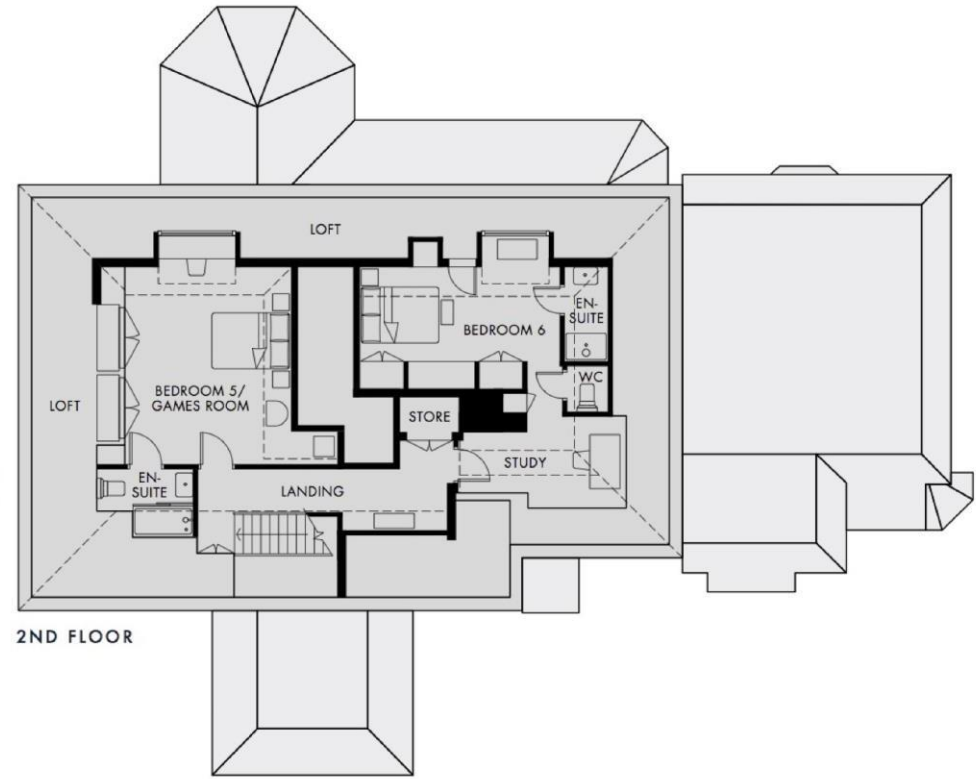
Entrance Lobby	1.73 x 2.61m	5'8" x 8'7"
Hallway	3.70 x 5.30m	12'2" x 17'5"
Gallery	3.25 x 6.20m	10'8" x 20'4"
Study	3.71 x 4.00m	12'2" x 13'2"
Reception	8.08 x 8.58m	26'6" x 28'2"
Dining Area	4.33 x 4.68m	14'3" x 15'4"
Kitchen	7.23 x 7.73m	23'9" x 25'4"
Cinema / Fam.Room	4.70 x 6.44m	15'5" x 21'2"
WC	1.50 x 3.50m	4'11" x 11'6"
Dining Room	4.10 x 6.20m	13'5" x 20'4"
Utility	2.84 x 3.28m	9'4" x 10'9"
Rear Terrace	5.50 x 12.60m	18'1" x 41'4"

LODGE HOUSE & OUTBUILDINGS

Triple Garage	6.20 x 7.20m	20'4" x 23'7"
Store	0.80 x 3.00m	2'7" x 9'11"
Lounge & Kitchen	5.75 x 8.00m	18'10" x 26'3"
WC/Shower Room	2.00 x 4.10m	6'7" x 13'5"
Sauna	1.45 x 2.00m	4'9" x 6'7"
Bedroom 7	3.40 x 3.50m	11'2" x 11'6"
Dressing Room	1.30 x 3.70m	4'3" x 12'2"
Artists Studio	3.80 x 4.40m	12'6" x 14'5"
Leisure Complex	Approx. 90 sq m	Approx. 1,000 sq ft



1ST FLOOR



2ND FLOOR

1ST FLOOR

Landing	6.03 x 7.34m	19'9" x 24'1"
Master Bedroom	4.54 x 6.70m	14'11" x 22'0"
Master Bathroom	4.00 x 4.02m	13'1" x 13'2"
Dressing Room 1	2.40 x 2.95m	7'10" x 9'8"
Dressing Room 2	1.70 x 4.54m	5'7" x 14'11"
Bedroom 2	4.10 x 4.70m	13'5" x 15'5"
En-Suite	2.10 x 3.24m	6'11" x 10'8"
Bedroom 3	4.05 x 4.74m	13'3" x 15'6"
Ensuite	1.90 x 3.20m	6'3" x 10'6"
Bedroom 4	2.95 x 3.84m	9'8" x 12'7"
En-Suite	1.19 x 3.14m	3'11" x 10'4"
Roof Terrace	5.85 x 5.90m	19'2" x 19'4"

2ND FLOOR

Landing	1.60 x 7.10m	5'3" x 23'4"
Bedroom 5 / G.Room	5.10 x 5.90m	16'9" x 19'4"
En-Suite	1.75 x 2.00m	5'9" x 6'7"
Store	1.30 x 1.70m	4'3" x 5'7"
Study Area	2.33 x 4.20m	7'8" x 13'9"
Bedroom 6	3.35 x 5.20m	11'0" x 17'1"
En-Suite	1.07 x 2.36m	3'6" x 7'9"
WC	1.00 x 1.17m	3'3" x 3'10"

*Dimensions are taken from widest points.



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