



# SOUTH HERTFORDSHIRE

AN AMBASSADORIAL STYLE FAMILY RESIDENCE SET IN APPROXIMATELY EIGHT ACRES OF PARKLAND WITH ITS OWN LAKE



This private residence, which is set behind a gated access, is totally secluded from the surrounding area and is approached via a deep snaking illuminated drive which takes you through the eight acres of parkland, past the lake and the tennis court and sets you at the doors of a magnificent entrance which is highlighted by a central ornamental fountain.





Subjected to considerable expenditure by the present owner, the impact of this property strikes you as you walk through the doors to be greeted by a superb marbled reception hall entrance with a splendid feature staircase.

The staircase elegantly rises to the first floor, which comprises an air conditioned master bedroom suite with balcony, en suite dressing room and bathroom, plus two further bedrooms, both of which have en suite facilities.

Leading from the central marbled entrance hall, there is a separate bedroom wing which affords four further bedrooms all with en suite facilities.

Entertaining and living space in this home is a pleasure to behold and comprises of a library, dining room, sensational split-level lounge that overlooks the pool, a fitted kitchen and a breakfast room.



A prominent feature within the leisure facilities is the magnificent indoor pool complex which has an illuminated wave shaped roof. Other features include an indoor squash court, steam room, gymnasium and a cinema room.



Externally, the estate has been manicured to provide a parkland atmosphere with its own lake and a tennis court. There is also a three car garage plus ample parking facilities and staff quarters.

**Freehold**  
**Price Upon Application**



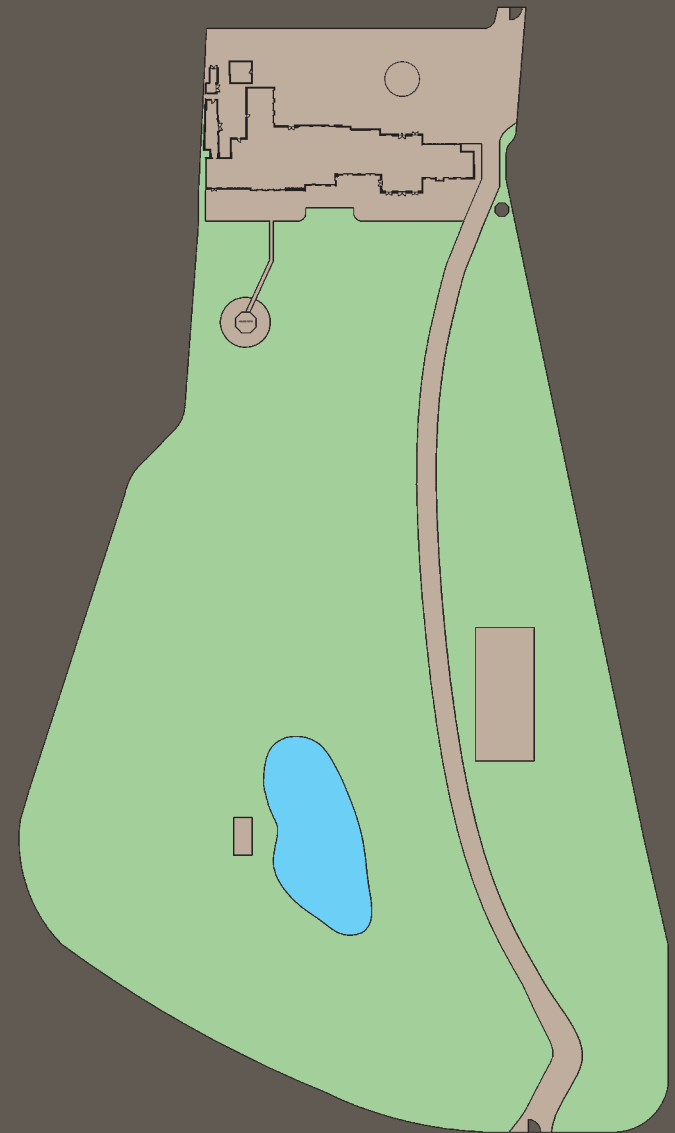












Site Plan

Gross Internal Area  
1,141 square metres - 12,280 square feet



As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate, all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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