



Regency House

White Stubbs Lane, Hertfordshire, EN10 7QA



Regency House

Regency House is an impressive and imposing Georgian style mansion set over 4 floors offering approximately 13,500 sq ft. The house is approached by an extensive privately gated sweeping tree-lined driveway with giant water feature and is nestled at the summit of this 17 acres estate and enjoys an elevated and distant view of the London skyline. Regency House sits proudly on the estate with its triple garage block, entertainment wing and garden rooms clearly evident.

The main residence is entered by a pillared Georgian style portico with vast high gloss doors, leading into the atrium reception hall with an imposing unique hand crafted cantilevered elliptical limestone staircase with delicate spindles and oak handrails. This stairway leads up to an enormous master bedroom suite and five further bedroom suites and roof terraces on the 2 upper floors, and downstairs to the cinema/party room, games room and gymnasium. On the ground floor you discover study, sitting room, formal lounge, dining room, orangery, snug, designer kitchen, indoor swimming pool, utility, cloakrooms and entrance to the triple integral garages with office suite/annex/staff accommodation above.

At every turn attention to period detail is evident; high ceilings, box sash windows, mouldings, chandeliers, architraves, mansard roofs all in juxtaposition to the extraordinary high levels of technology which manage lighting, music, entertainment, security, under floor heating, air conditioning and video entry in every room.

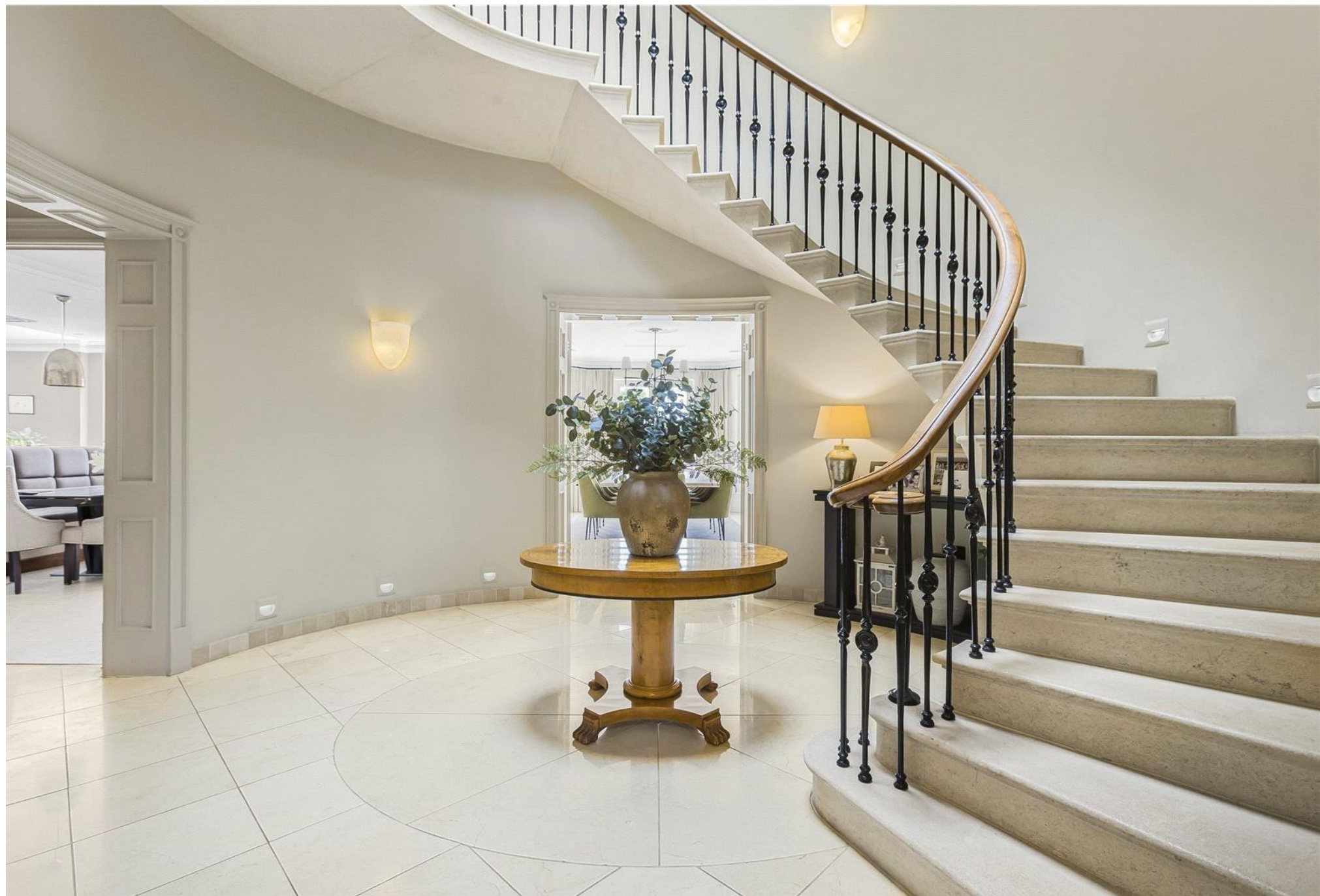
To the rear of the property there are the vast patios with views over ornate and well-stocked formal gardens, a deep rill flows through the centre, stocked with thoroughbred Koi, some a metre in length. To the east sits a 2,000 sq. feet garden room, with grass roof, with full catering facilities it features fully retractable glass curtains, which maximise the open feel of the room that overlooks the croquet lawn.

Much of the remaining acreage is tree-lined paddocks separated by post and rail fences some boasting natural spring fed ponds; a true nirvana for those wishing to create an equestrian haven.

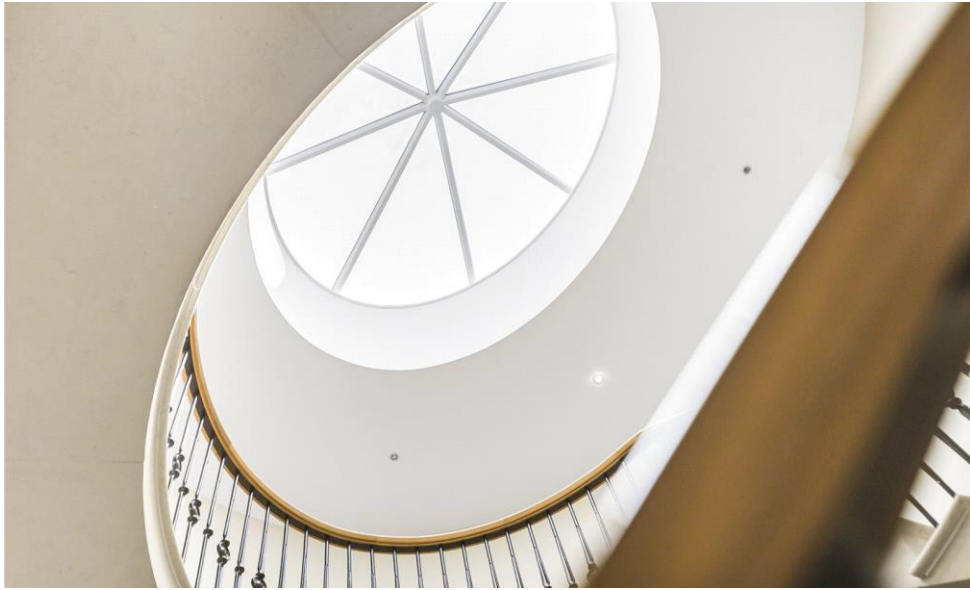
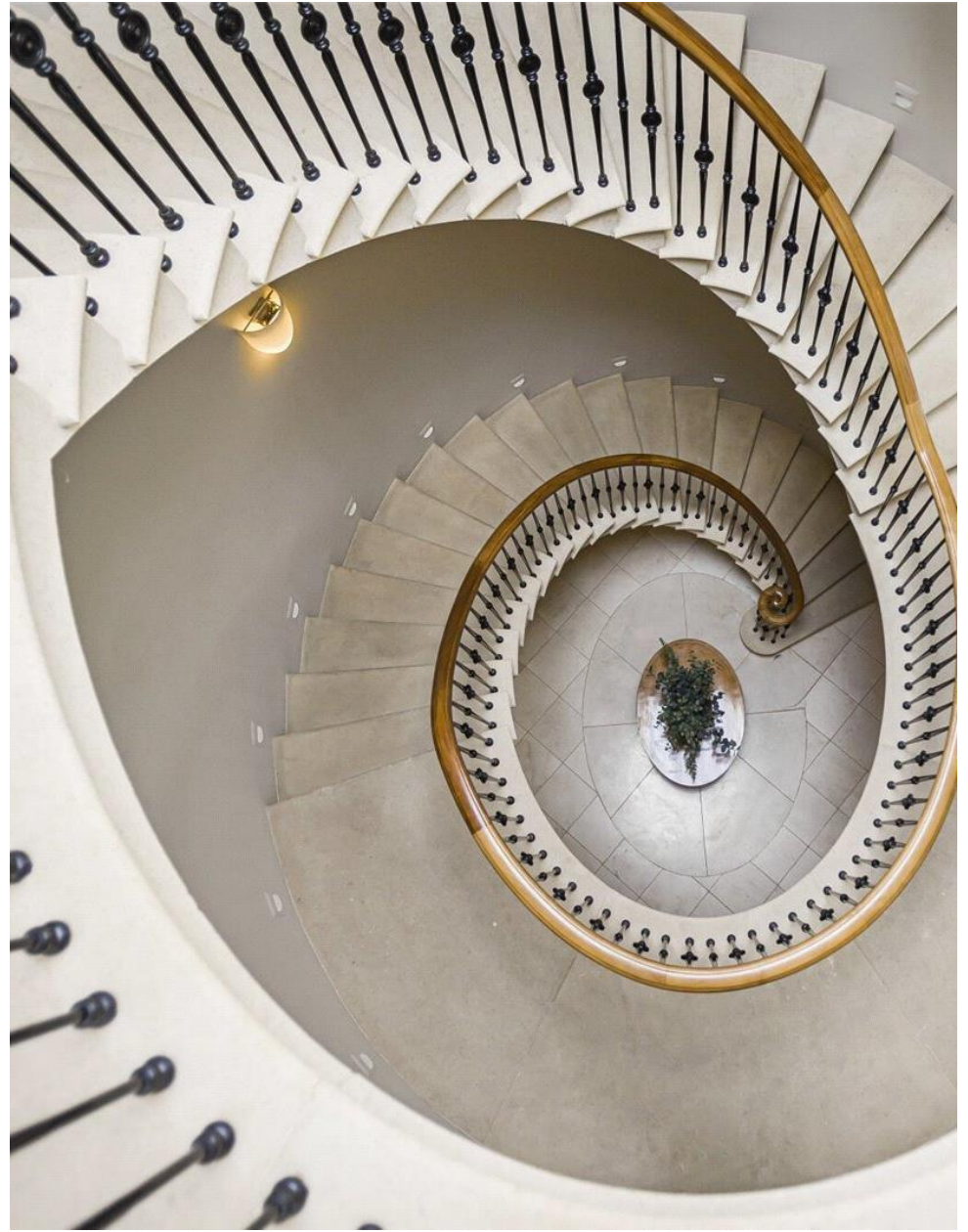
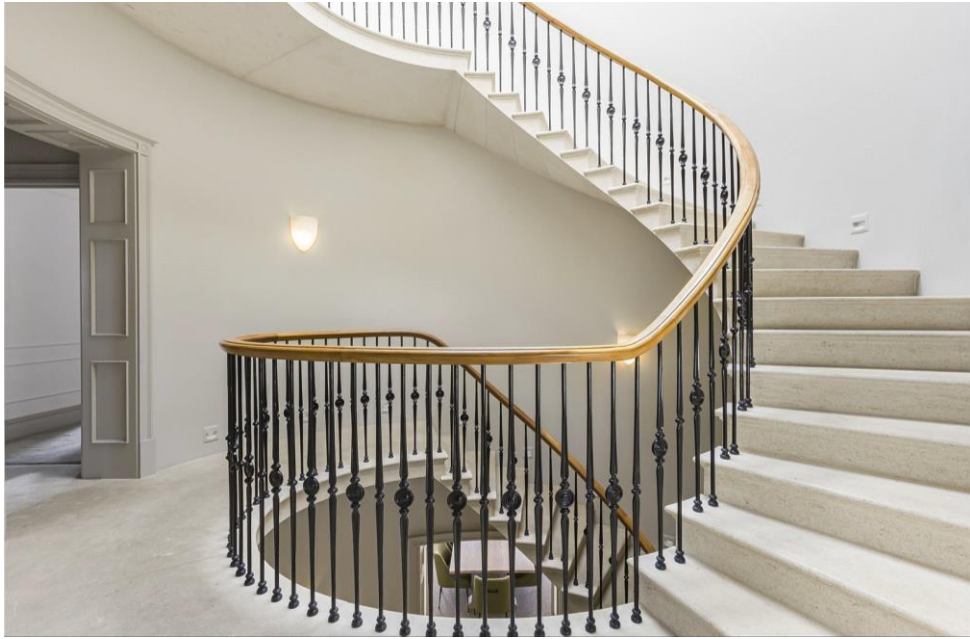


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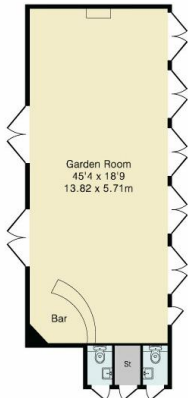




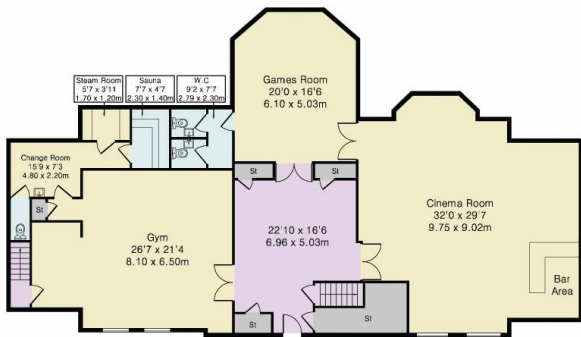
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax: H
Local Authority: Broxbourne
Tenure: Freehold

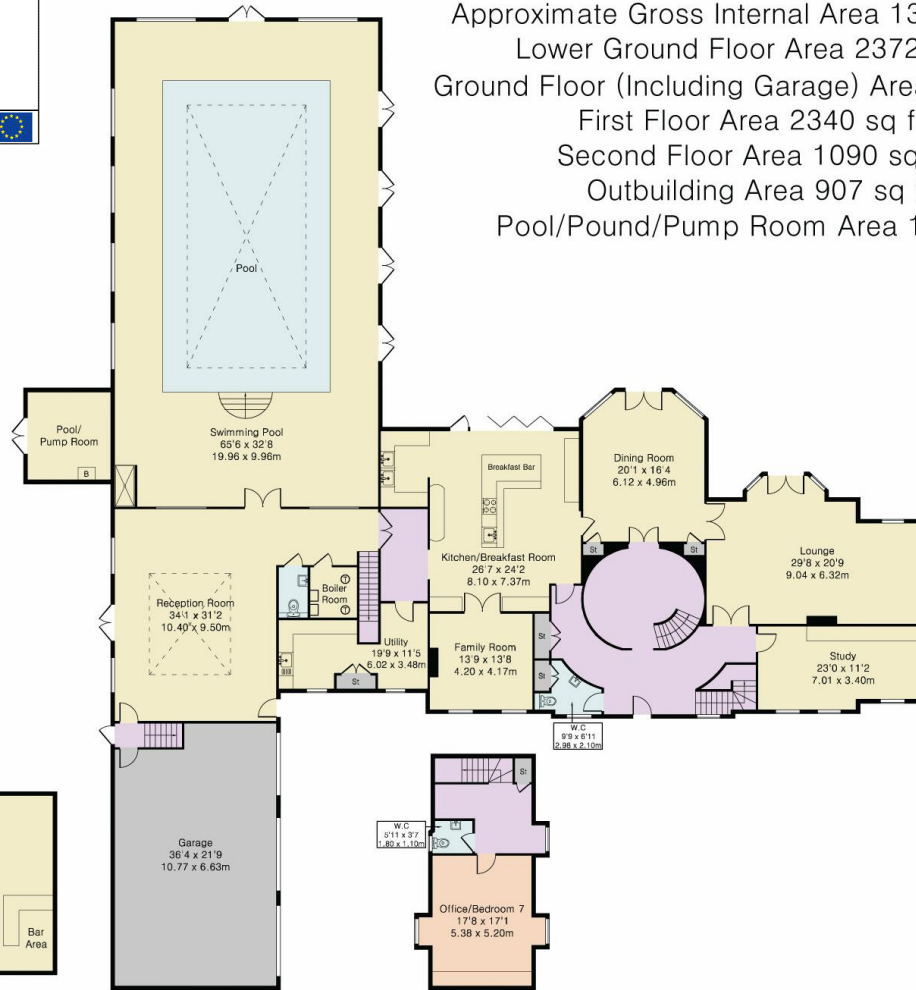
Approximate Gross Internal Area 13501 sq ft – 1254 sq m
Lower Ground Floor Area 2372 sq ft – 220 sq m
Ground Floor (Including Garage) Area 6664 sq ft – 620 sq m
First Floor Area 2340 sq ft – 217 sq m
Second Floor Area 1090 sq ft – 101 sq m
Outbuilding Area 907 sq ft – 84 sq m
Pool/Pound/Pump Room Area 128 sq ft – 12 sq m



Outbuilding



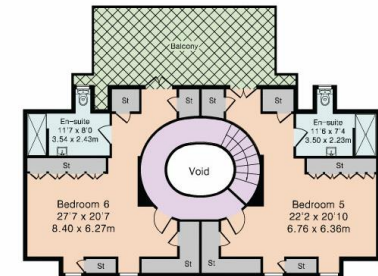
Lower Ground Floor



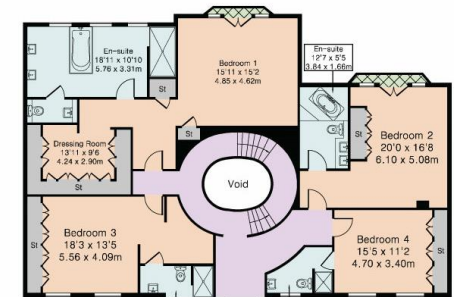
Ground Floor



First Floor



Second Floor



First Floor

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.



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