



The Manor House

Essendon AL9

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Essendon Hill, Essendon AL9 6AJ

A truly exceptional Grade II listed family residence, beautifully positioned in the heart of Essendon village. This remarkable home, dating back approximately 400 years and formerly a working forge, has been thoughtfully modernised to offer spacious, well-balanced accommodation that seamlessly blends period character with refined contemporary finishes. Surrounded by picturesque countryside, it provides immediate access to scenic walks and a tranquil village setting.

Accessed via electric gates, the property is approached by a sweeping driveway offering extensive parking. The interior unfolds with an impressive vaulted-ceiling living room, rich in exposed beams and timbers, which flows effortlessly into a large multi functional room. A charming sitting room with an exposed brick fireplace adds warmth, while a generous dining room complements the stunning bespoke, fully integrated kitchen, complete with a central breakfast island and adjoining utility/cloakroom.

Upstairs, the principal suite features extensive built-in wardrobes and a discreet, luxurious en-suite shower room. A second bedroom also benefits from en-suite facilities, while two further bedrooms are served by an elegant family bathroom. Many rooms enjoy delightful views across the surrounding countryside.

The gardens, accessed directly from the kitchen, are perfectly arranged for entertaining, with attractive raised beds and seating areas. Steps lead to a detached, self-contained guest lodge, while the remainder of the grounds are predominantly laid to lawn, complemented by storage sheds and additional parking.

























































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Area 3217 sq ft - 299 sq m

Cellar Area 186 sq ft – 17 sq m
 Ground Floor Area 1702 sq ft – 158 sq m
 First Floor Area 1000 sq ft – 93 sq m
 Outbuilding Area 244 sq ft – 23 sq m



Local Authority:
 Welwyn & Hatfield
Council Tax Band: H
Tenure: FREEHOLD



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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