



Essendon Manor,
Essendon AL9 6HT

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❖ Essendon Manor is a unique and well presented spacious country house set within 9 acres of substantial gardens and grounds that provide a breath-taking parkland setting complete with stunning views, a wonderful indoor pool complex and a self contained 1 bedroom apartment.

❖ The house is set behind a high boundary wall, offering considerable privacy, with an electrically operated gated entrance, situated at the edge of the much sought-after Essendon village.

❖ Essendon Manor has unbridled views of the Hertfordshire countryside with substantial gardens and grounds that provide a breath-taking parkland setting of approximately 9 acres. There are many fine and mature specimen trees, a large area of rhododendrons, a small lake and a golf green and is Grade II listed.

❖ Some of the many prominent features of this home is the magnificent indoor pool complex benefitting from the following systems:

- *Air-Handling System (Recotherm) with underfloor ducting, pool water, pool hall and humidity control
- *Minder/Astral Chemical Dosing
- *Key operated hidden Aquatrac Safety Pool Cover
- *Swim jet
- *Changing room with shower and separate toilet
- *Internal access to plant room

❖ The Garage building can accommodate four/five cars with a 1 bedroomed fully self-contained apartment above, accessed by an external staircase with its own front door. There is also a Garden Studio, equipped with a small kitchen and first floor storage area plus various timber outbuildings.



































Location

Essendon is a delightful village in one of the areas most desirable locations in Hertfordshire. The much-respected Essendon Country Club with both the New and Old courses being ranked in the top 100 has a Brasserie open to non members and is within walking distance. The village pub, The Rose and Crown is within easy walking distance.

For commuting there is a direct train service to London's Kings Cross and Moorgate from Hatfield and Potters Bar Stations. Broxbourne Station has a direct link to Liverpool Street. Hertford and Bayford Stations are also within easy reach.

The Piccadilly underground Cockfosters station is approximately 8 miles away. The A1(M) (3 miles) and junction 24 on the M25 (6 miles), provide access to London. Educational facilities in the area include Stormont, Lochinver, Dame Alice Owen, Haileybury, Queenswood, Haberdashers' Askes, St Albans Abbey School as well as many others.



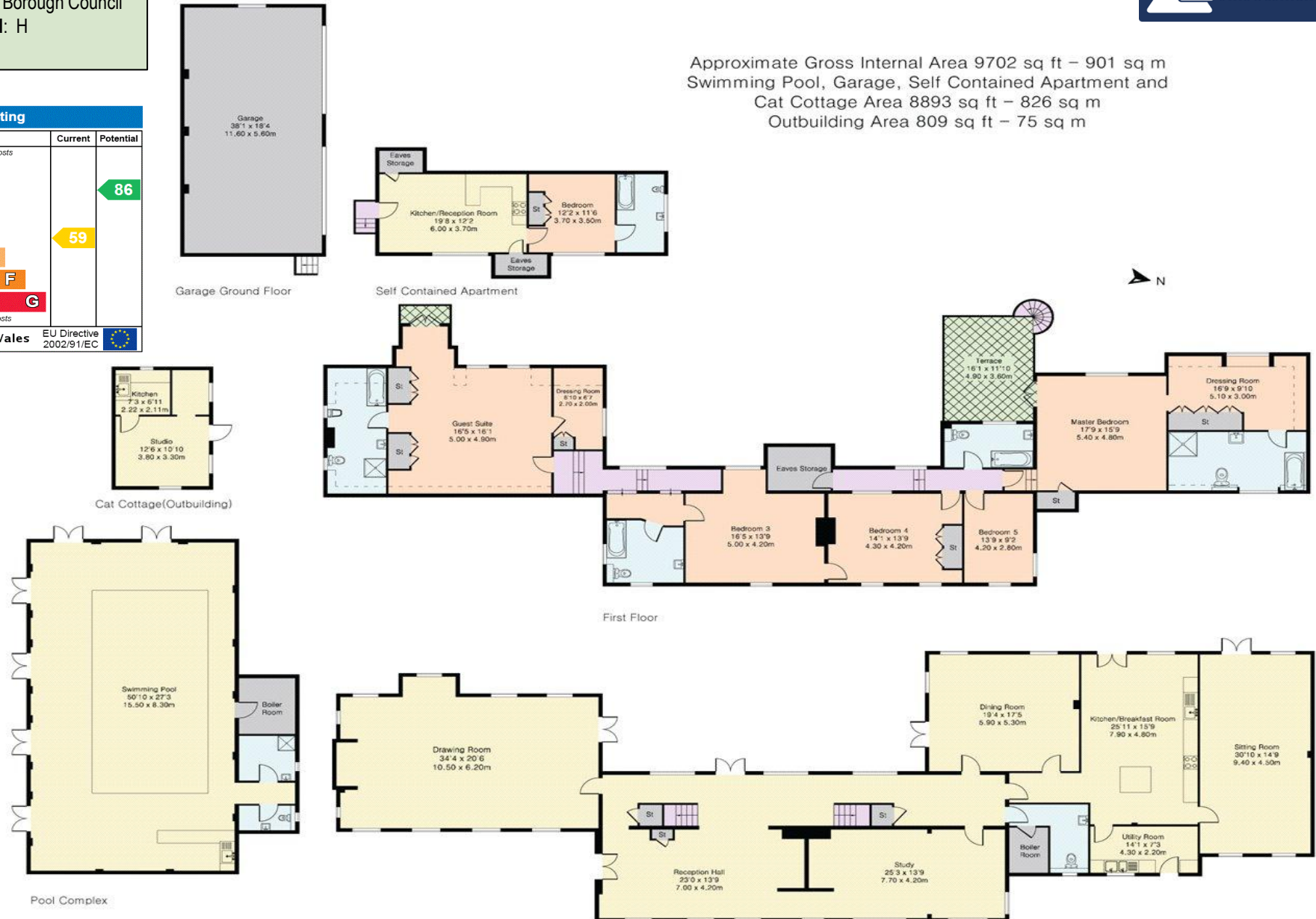


Local Authority:
Welwyn & Hatfield Borough Council
Council Tax Band: H
FREEHOLD

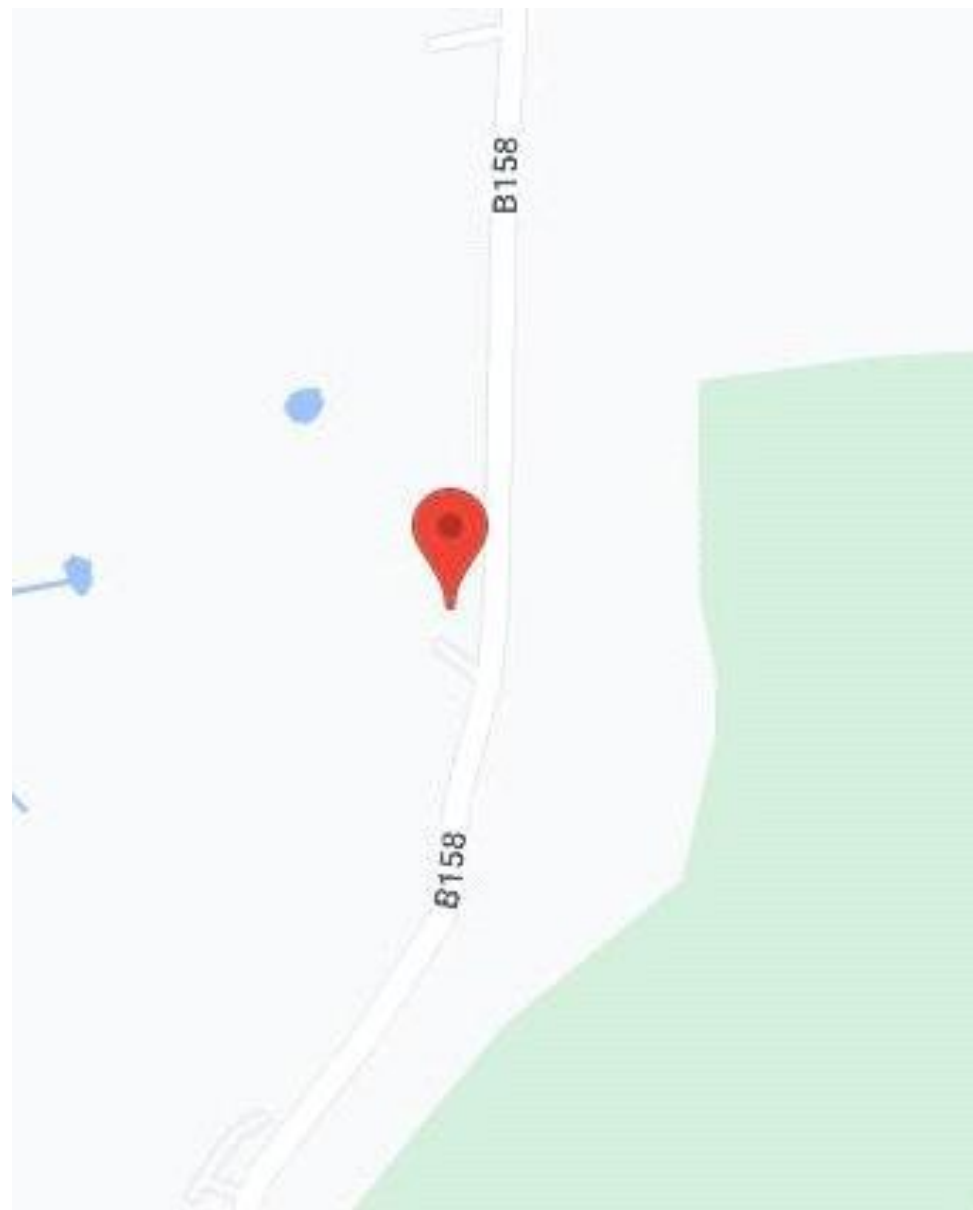
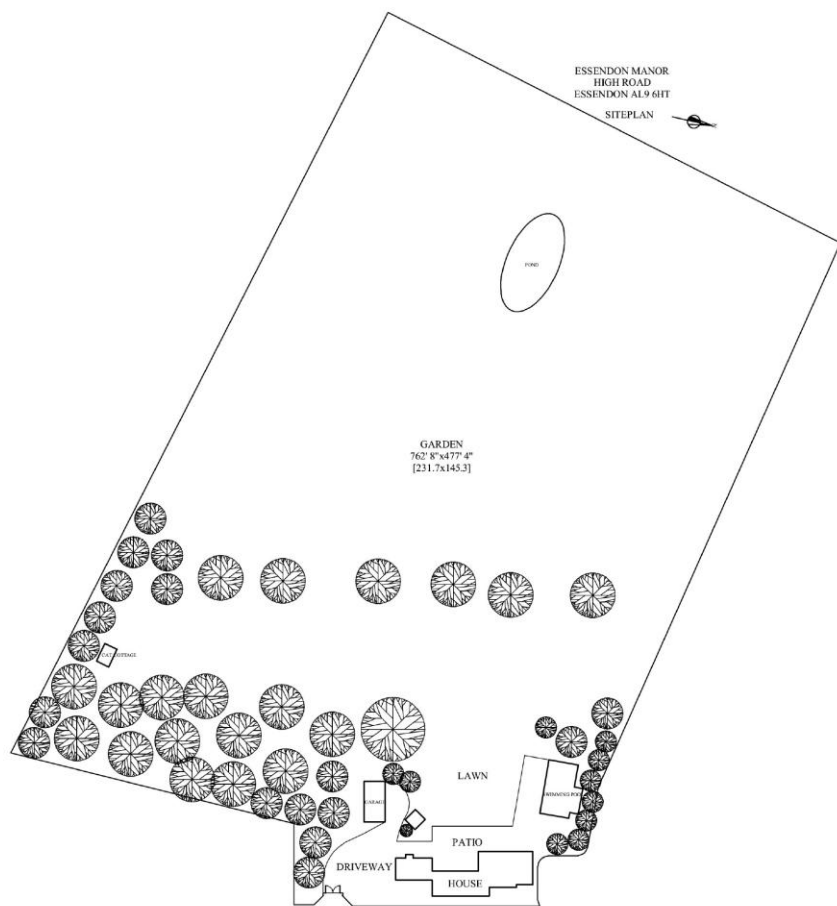
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Approximate Gross Internal Area 9702 sq ft – 901 sq m
Swimming Pool, Garage, Self Contained Apartment and
Cat Cottage Area 8893 sq ft – 826 sq m
Outbuilding Area 809 sq ft – 75 sq m



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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