



# The Common

Stanmore, HA7 3HQ





## The Common, Stanmore HA7 3HQ

- Situated On 2 Acres | Chain Free | Tennis Court
- Double Gated | Carriage Driveway | Three car Garage
- Control 4 House Automation | Wine Cellar | Bulthaup Kitchen
- Main House, 9,280 Sq. Ft (862 Sq. M) Across 4 Floors.
- Staff House, 1,084 Sq. Ft (100.7 Sq. M)
- Guest House, 592 Sq. Ft (55 Sq. M)
- Total 10,956 Sq. Ft (1,017 Sq. M)
- Further Potential (STPP)

Bentley Manor is a truly spectacular estate situated on The Common, offering 10,956 Sq. ft of total space and positioned behind electric gates along a double entrance carriage driveway. The outstanding residence boasts a blend of elegance and comfort, offering spacious gardens over 2 acres, inviting patio, charming conservatory, and a balcony with picturesque views, this property is ideal for both indoor and outdoor living.

Bentley Manor is situated perfectly on The Common in Stanmore and directly across from the cricket ground, yet only moments from the centre of Stanmore and situated within walking distance of the open expanse of Bentley Priory Nature Reserve.

The main house flows over four versatile levels, offering up to five/six well-presented bedrooms with four bathrooms and is finished to a high specification including control 4 house automation. The ground floor comprises of two spacious reception rooms, a study and a modern fitted kitchen/dining room which flows seamlessly into a conservatory with bi-folding doors out on to the rear garden. The kitchen has a range of units, high end integrated appliances and a centre island. The ground floor is completed by a utility room, additional prep kitchen, laundry room, workshop and guest WC.

















To the first floor is an inviting master bedroom with a balcony overlooking the rear garden, an en-suite with a feature free standing bath and a dressing gallery. There are two further bedrooms, a family bathroom and a gym/bedroom. A second dressing gallery gives access to two further split and identically created duplex rooms, with their own bathrooms and spiral staircases leading to the second floor. There is a lower ground floor which comprises a car garage, wine cellar and storerooms.

Externally there is a beautiful, landscaped rear garden with mature bushes, giving the outdoor space ample privacy making it an ideal space for entertaining in the summer months. There is also a tennis court, separated gardens that benefit from various space that could cater for further outdoor buildings and areas such as gym complex, football pitch, swimming pools.

Located discreetly at the rear of the landscaped garden, is a detached building offers two fully self-contained living quarters ideal for guests, extended family and staff. Both units total approximately 1,676 Sq. ft (155.7 Sq. M) and feature two double bedrooms and a modern bathroom with contemporary fixtures. Completed with an Open-plan kitchen/living area with Stylish, neutral interiors matching the standard of the main house.

Bentley Manor is perfectly position to excellent transport facilities, with links to London from Bushey station (20 minutes to Euston) and Stanmore station (Jubilee line, Travelcard Zone 5) as well as the M1, M25 and A41 located nearby. Private airfields are located nearby for helicopters and with Heathrow Airport (45 minutes) & Luton Airport (30 minutes away). Sporting and recreational facilities are well catered for in the area, Stanmore cricket and golf clubs are situated close by, together with the Grove Club and Centurion Clubs. Furthermore, sailing at Aldenham Country Park, along with the David Lloyd and Village fitness centres.

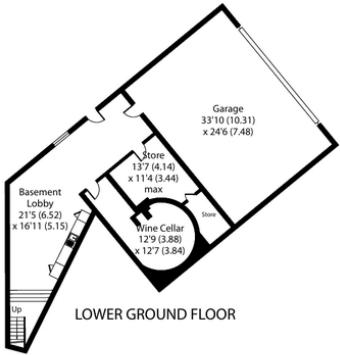
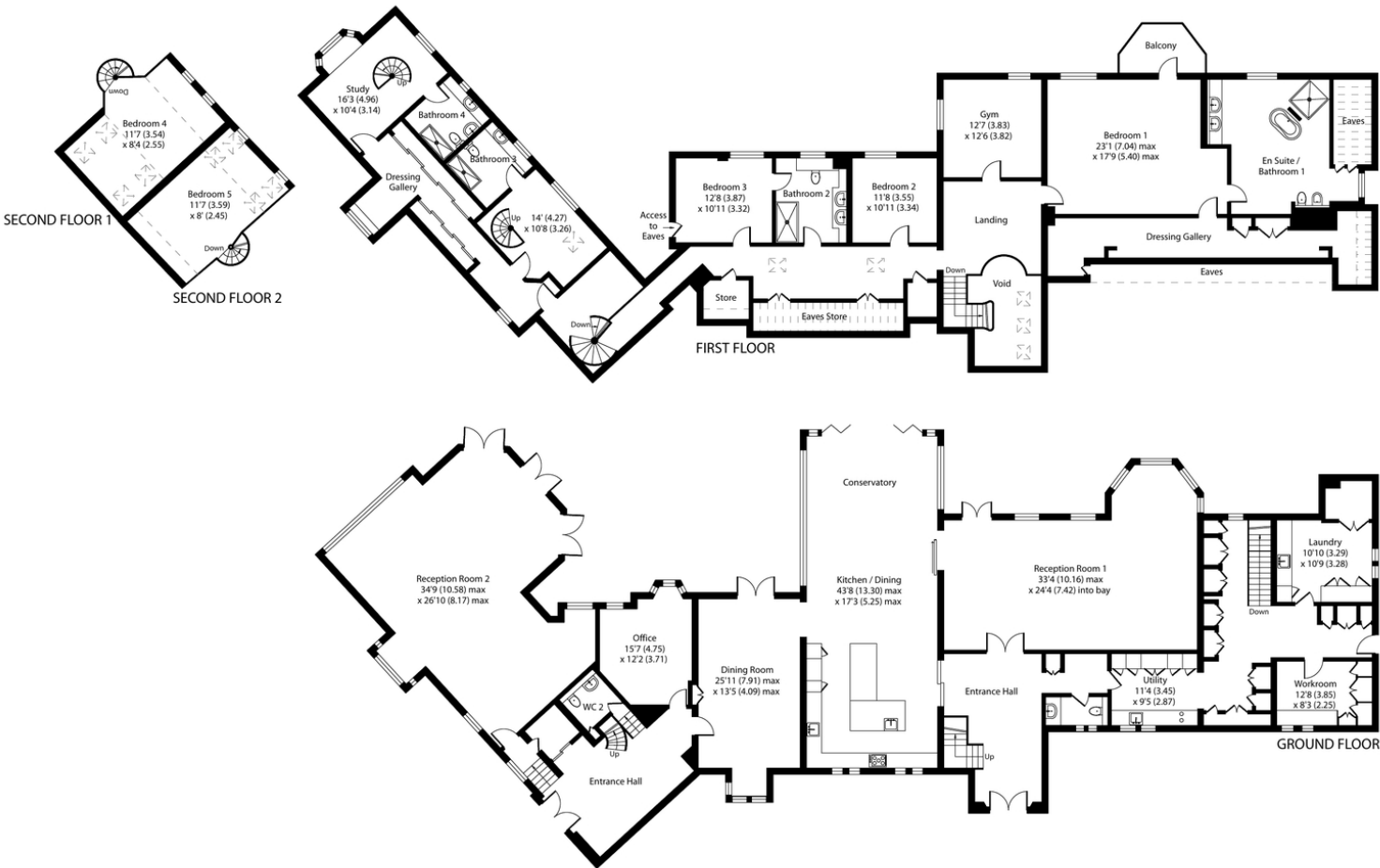


Bentley Manor, The Common, Stanmore, HA7 3HQ

Main House Approximate Area = 8068 sq ft / 749.5 sq m (excludes void)  
Including Limited Use Area(s) = 382 sq ft / 35.4 sq m  
Garage = 830 sq ft / 77.1 sq m  
Total = 9280 sq ft / 862 sq m  
For identification only - Not to scale



Denotes restricted  
head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

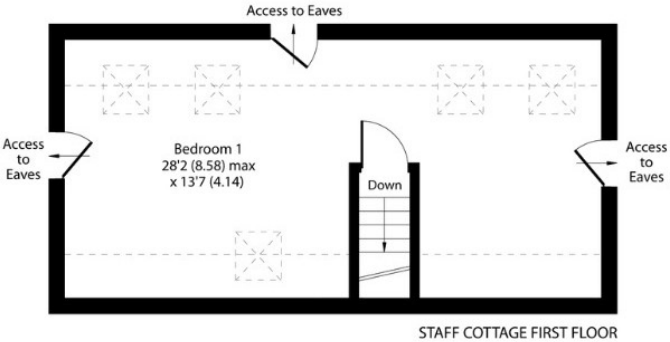
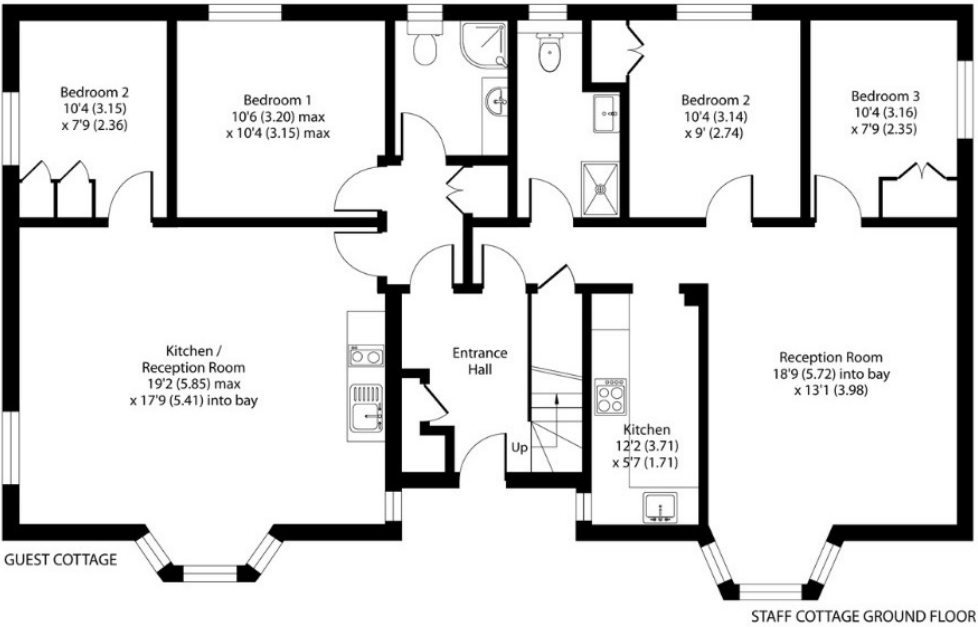


Key Information

Local Authority | Harrow  
Council Tax | Band = H  
Tenure | Freehold  
EPC | Rating = D  
Staff | Guest House Floor Plan

Bentley Manor, The Common, Stanmore, HA7 3HQ

Staff Cottage & First Floor = 958 sq ft / 89 sq m  
Guest Cottage = 592 sq ft / 55 sq m  
Including Limited Use Area(s) = 126 sq ft / 11.7 sq m  
Total = 1676 sq ft / 155.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nìcheom 2025. Produced for Jesper Balser. REF: 1296896

**Important Notice**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to the owner



