



Palmers Lodge
Allum Lane
Elstree
HERTFORDSHIRE

MAIN HOUSE

6 BEDROOMS

4 RECEPTION ROOMS

2 BATHROOMS

GUEST ACCOMMODATION

1 BEDROOM

1 RECEPTION ROOM

1 BATHROOM

This elegant period house built circa 1880 and retaining many of its original period features is a hidden gem set in private grounds of approximately 1.25 acres and is on the market for the first time in over 40 years. This special home, which although in need of some updating, affords spectacular views over the magnificent grounds and local countryside. The accommodation arranged over four floors comprises a spectacular entrance hall with views straight through to the rear garden, living room with bi-fold doors connecting to the dining room, family room with a beautiful vaulted ceiling, study, kitchen/breakfast room, laundry room and two ground floor cloakrooms. To the first floor is a master bedroom with en-suite bathroom, 3 further bedrooms and a separate family bathroom. On the second floor there are two bedrooms and access to storage. There is also a basement with workshop and boiler room.

Externally, the large terrace area leads to a spectacular lawned area with a variety of mature trees and shrubs and views over fields beyond. The swimming pool is fully fenced with its own terrace and pool house.

To the front of the property are 2 garage blocks, one comprising a double garage, whilst the other quadruple garage has a self-contained flat above. There is also off street parking for several cars.

LOCATION

Central London

M25/M1

Heathrow Airport

30
MINUTES

14
MINUTES

27
MILES















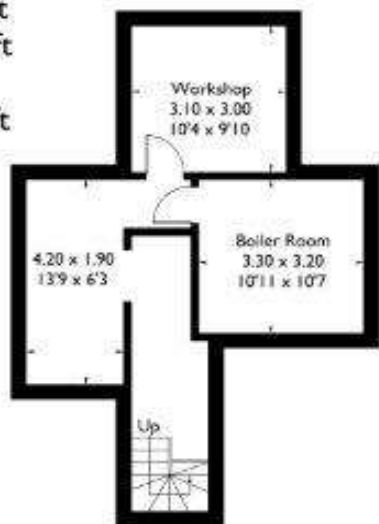


Allum Lane, Elstree, Borehamwood

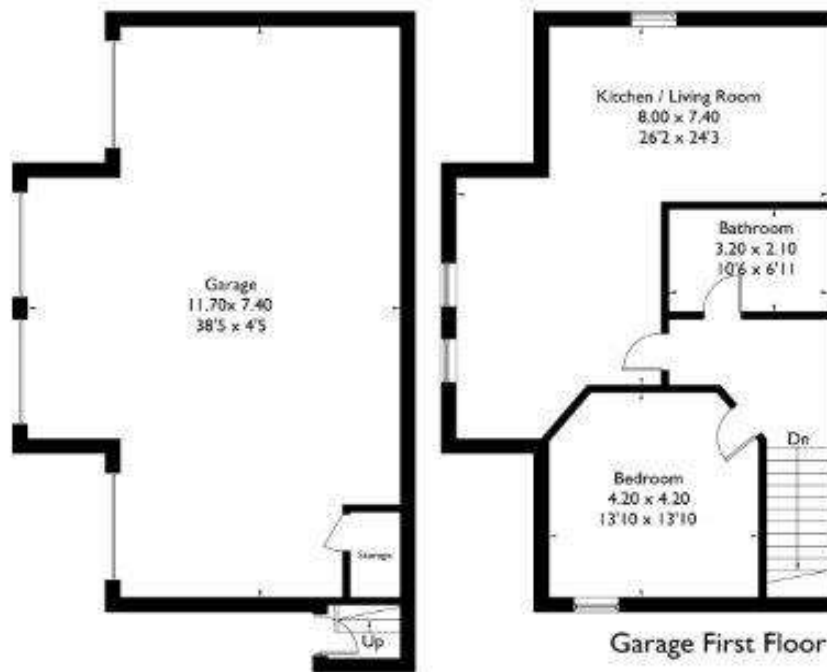
Approximate Gross Internal Area
 Main House = 374.5 sq m / 4031 sq ft
 Basement = 38.8 sq m / 418 sq ft
 Garage = 152.6 sq m / 1642 sq ft
 Eaves = 9.4 sq m / 102 sq ft
 Garage 2 = 30.8 sq m / 331 sq ft
 Total = 606.1 sq m / 6524 sq ft

Job Ref: 169131

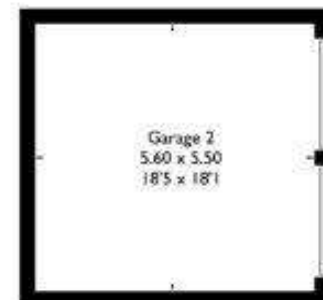
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



Basement



Garage Ground Floor
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Second Floor

	FEET (METRE)	
BASEMENT		
HALL	13'9 x 6'3	- 4.20 x 1.9m
WORKSHOP	10'4 x 9'10	- 3.10 x 3.00m
BOILER ROOM	10'11 x 10'0	- 3.30 x 3.20m
	18'3 x 13'3	- 5.58 x 4.03m
GROUND FLOOR		
ENTRANCE HALL		
KITCHEN	15'10 x 13'9	- 4.80 x 4.20m
LAUNDRY	16'9 x 10'4	- 5.10 x 3.20m
WC	7'6 x 4'0	- 2.3 x 1.2m
RECEPTION ROOM 1:	15'10 x 15'6	- 22'10 x 20'2
RECEPTION ROOM 2:	22'10 x 20'2	- 7.0 x 6.1m
FAMILY ROOM	24'0 x 22'10	- 7.3 x 7.0m
STUDY	19'0 x 10'7	- 5.80 x 3.20m
FIRST FLOOR		
MASTER BEDROOM	15'7 x 13'5	- 4.8 x 4.1m
EN-SUITE	8'4 x 6'11	- 2.5 x 2.1m
BEDROOM 2	16'1 x 14'11	- 4.9 x 4.5m
BEDROOM 3	15'7 x 13'11	- 4.8 x 4.2m
BEDROOM 4:	16'1 x 10'7	- 4.9 x 3.2m
BATHROOM	11'8 x 9'9	- 3.6 x 3.0m
SECOND FLOOR		
BEDROOM 5:	16'2 x 14'10	- 4.9 x 4.5m
BEDROOM 6	12'6 x 10'8	- 3.8 x 3.2m

EXTERIOR

GARAGE 1		
GROUND FLOOR	38'5 x 4'5	- 11.70 x 7.40m
FIRST FLOOR BEDROOM:	13'10 x 13'10	- 4.20 x 4.20m
FIRST FLOOR LIVING AREA:	26'2 x 24'3	- 8.00 x 7.40m
FIRST FLOOR BATHROOM	10'6 x 6'11	- 3.20 x 2.10m
GARAGE 2	18'5 x 18' 1	- 5.60 x 5.50m
GARDEN:	1.25 Acres APPROX	

Stations are pleased to offer to the market this exceptionally spacious rarely available detached family home located in a semi-rural location in Elstree.

Palmers Lodge is located in the prestigious and much sought-after village of Elstree which is surrounded by open countryside and mature woodland as well as having excellent transport links into the city and home counties. The area is also served by a number of outstanding schools including Haberdashers for boys and girls, Aldenham School, Yavneh College and Radlett Prep. The surrounding countryside provides numerous activities including golf, riding and walking.

APPROXIMATE GROSS INTERNAL AREA OF MAIN HOUSE
4031SQ FT/374.5SQ M (INCLUDING GARAGE)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY,
MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE

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