

Stilegates, Pegmire Lane
Aldenham, WD25 8DS
POA Freehold

STATONS

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Bedrooms 9 | Bathrooms 7 | Receptions 4





Stilegates, Pegmire Lane
Aldenham,
WD25 8DS



Offering discretion and privacy, Stilegates was built to an exacting standard by our clients in 1995 on a beautiful secluded plot approaching 3.8 acres situated between the village of Aldenham and the hamlet of Roundbush and within close proximity to Radlett, Bushey Heath and Stanmore providing easy access to both rail and road networks into London. Stilegates is approached via wrought iron electric gates along a long gravel drive. This exceptional residence provides an elegantly proportioned freehold property of approximately 5,768 sq ft/ 535.90 sq m. The house is built in a traditional architectural style yet fashioned to accommodate modern technology throughout. The property itself is constructed over three floors plus a fully fitted bespoke basement wine cellar. The ground floor living accommodation has been superbly designed, as you enter the reception hall an elegant Oak staircase elegantly rises to the right and double doors into the double aspect drawing room to the left, which adjoins the dining room, the kitchen breakfast room and the magnificent principal reception room which has double aspect views towards both the front and rear elevations. The principal reception room adjoins the oak panelled study which in turn then adjoins the reception hall via double doors. The entire ground floor flows seamlessly creating exceptional family living. The rear of the house is embellished with three sets of matching double doors which provide access to the spacious south westerly facing rear terrace providing breath taking views towards the various lawns. On the first floor level, there is an opulent principal suite with a dressing room and ensuite bathroom which overlooks the rear and front gardens, three further bedroom suites, one further bedroom and bathroom and to the right and above the double garage are two further bedrooms and a further shared bathroom, this section has a separate staircase and can be separated from the main residence to create a completely self contained suite. On the second floor there is a further two bedrooms or bedroom and games room with a further bathroom. Additional ground floor accommodation offers a guest WC, a workshop, gardeners toilet and a utility room.

Externally, the gardens have been sympathetically landscaped to provide a visually striking and practical space naturally screened from the country lanes. There is also further extensive private parking on the forecourt and lengthy driveway. The 3.8 acres plot is divided into various sections to provide a spectacular lawned garden, an orchard, a private maze, a large paddock, 3 ponds, various vegetable and herb gardens and various sheds and greenhouses.

Aldenham is located within a few miles of Radlett, which benefits from a mainline Thames link rail station (with fast access into London St Pancras approximately 22 minutes). The M1, M25, A41 and A1(M) are within easy access.

For more information on this property or for more properties for sale in Radlett please call our [Radlett Estate Agents](#) on 01923 604321.





APPROX. GROSS INTERNAL FLOOR AREA 5768 sq. ft / 535.90 sq. m (Including Restricted Height Area , Garage, Eaves Storage & Shed)
APPROX. GROSS INTERNAL FLOOR AREA 4907 sq. ft / 455.90 sq. m (Excluding Restricted Height Area , Garage, Eaves Storage & Shed)

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|--|---------|-----------|
| | Current | Potential | | Current | Potential |
| 100-90% A | | | 100-90% A | | |
| 81-90% B | | | 81-90% B | | |
| 61-80% C | | | 61-80% C | | |
| 41-60% D | | | 41-60% D | | |
| 21-40% E | | | 21-40% E | | |
| 1-20% F | | | 1-20% F | | |
| <1% G | | | <1% G | | |
| Not energy efficient - higher running costs England & Wales | | | Not environmentally friendly - higher CO ₂ emissions England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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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