



Burnt Farm Ride
Theobalds Park, Herts, EN7 5JA

Stanford House

'Stanford House' is set on a generous plot of approximately 0.75 of an acre in an elevated position overlooking Greenbelt and open countryside, with outstanding dramatic panoramic views of the London's skyline.

Nestled in the semi-rural surroundings of Theobalds Park, this exceptional 5 bedroom modern recently constructed detached home offers a blend of truly luxurious and modern living accommodation with all the comforts of contemporary living.

As you enter the property, you are greeted by an incredibly spacious Reception Hallway with an impressive staircase that exudes the style and elegance of this home.

The ground floor presents an inviting layout, featuring a spacious lounge, with a bespoke bar adjacent, perfect for entertaining. The bright and spacious kitchen/family room is the heart of the home, with 2 dining areas, and a truly amazing high specification bespoke design kitchen with access to the garden and all season's barbeque. To complete the accommodation on the ground floor there is a utility room and guest cloakroom.

The first floor comprises five well-proportioned bedrooms, each designed for comfort and tranquillity. The master suite has access to a balcony with amazing views and includes 2 en-suite bathrooms, with bedroom 5 currently being used as a dressing room. There are 3 additional bedrooms all with en suites and bedrooms 2 and 4 also having access to a beautiful balcony, with wonderful views.





A separate one bedroom annexe provides a private living space complete with a kitchenette and shower room, perfect for guests or as a home office, this could also potentially be used as a garage. Additionally, a Home/Office/Garden Room offers further potential in today's work from home environment.

The property is set within beautifully manicured gardens with amazing views that offer a peaceful escape, featuring patios for alfresco dining, lush lawns for family activities, and ample space for gardening enthusiasts.

Approached via double security gates with a video entry system. A spacious driveway provides off-street parking for multiple vehicles.

Location:

Conveniently located within easy access of Cuffley and Goffs Oak Villages with a selection of amenities including local shops and restaurants and Cuffley Station with direct links to London Moorgate and Finsbury Park. Crews Hill Station is also close by (zone 6).

Council Tax: H

Local Authority: Broxbourne

Tenure: Freehold

Please contact the Prime Sales Office on 020 8016 4300
paul@statons.com or carolyn@statons.com







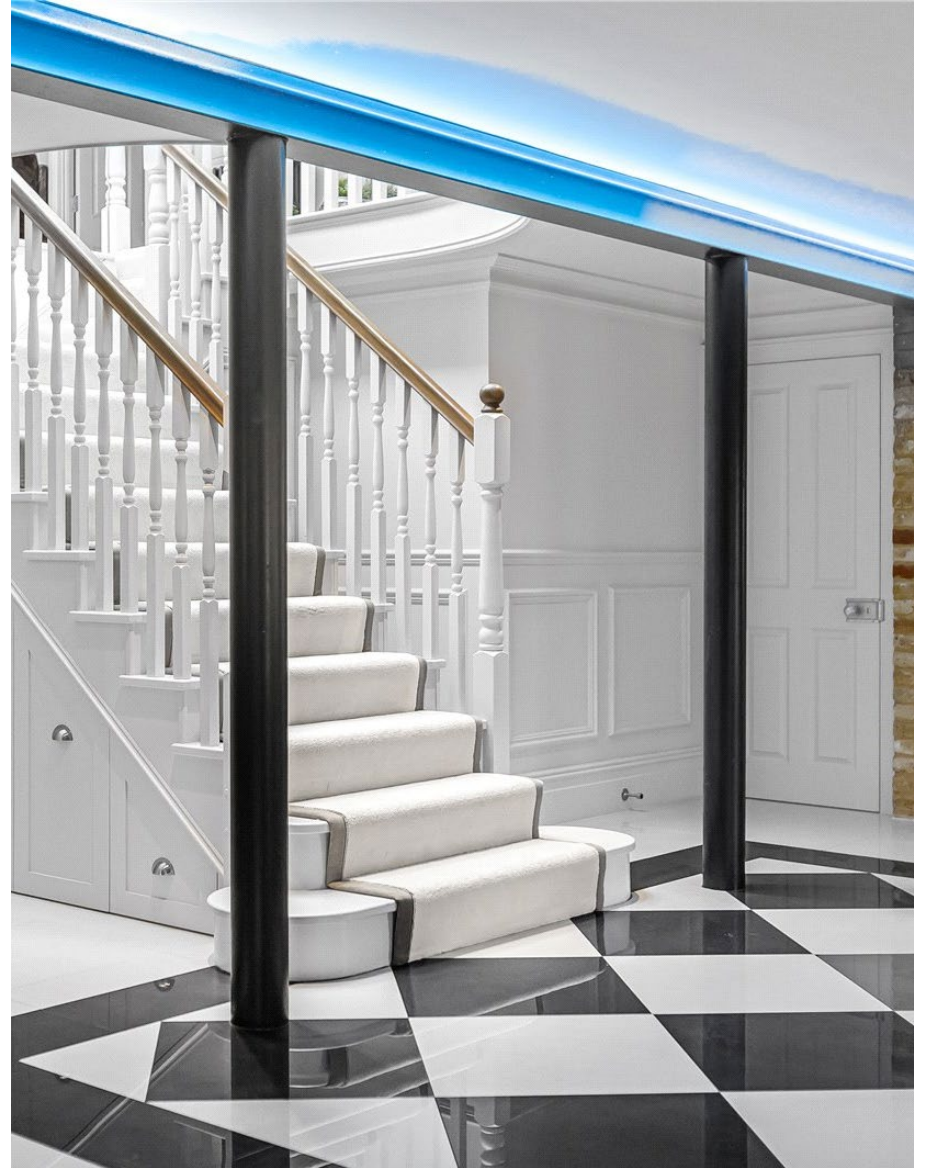












































Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area 4354 sq ft - 404 sq m

Ground Floor Area 1996 sq ft – 185 sq m

First Floor Area 1624 sq ft – 151 sq m

Annexe Ground Floor Area 288 sq ft – 27 sq m

Annexe First Floor Area 216 sq ft – 20 sq m

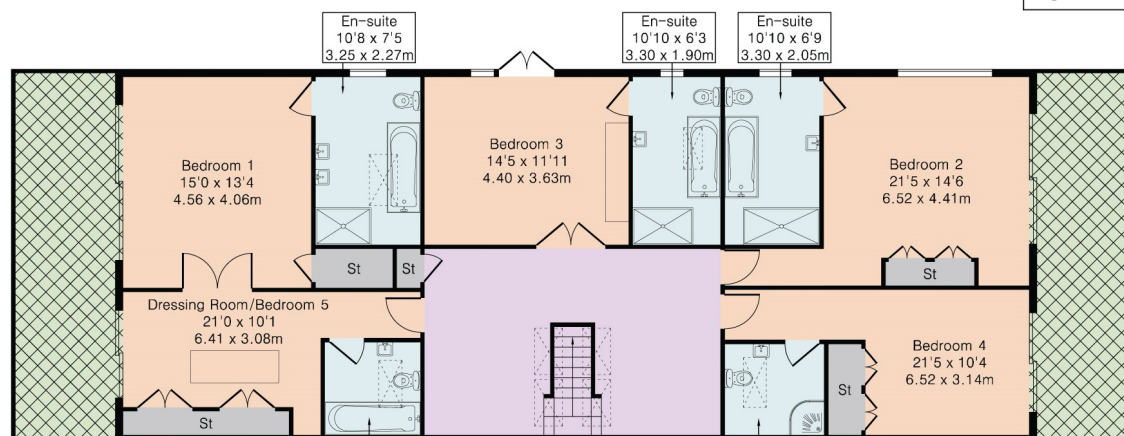
Outbuilding/Office Area 230 sq ft – 21 sq m



Annexe First Floor



Annexe Ground Floor



First Floor



Ground Floor

