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**THE HERMITAGE**  
Hadley Common, Hertfordshire

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## THE HERMITAGE

Hadley Common, Hertfordshire EN5 5QE

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*An immaculate Georgian style gated mansion of just under 8,000 sq ft, complete with a magnificent indoor pool complex, having been constructed approx. 10 years ago to the highest specification set in in walled gardens and grounds of circa 1 acre*



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## LOCATION

Located in the areas premier setting, with spectacular views across Hadley Common to the front and far reaching green belt views to the rear.

Being with close proximity of the historical white gates and the picturesque Monken Hadley church, within walking distance to Barnet town centre with its traditional High Street and The Spires shopping mall.

Hadley Wood is within easy commuting distance to central London with Hadley Wood mainline stations offering a 30 minute journey time to Moorgate and Kings Cross and with High Barnet underground station (Northern Line) within walking distance and junction 24 of the M25 just a short drive away.

Recreational facilities in the area include Old Fold Manor golf course, which is also within walking distance and Hadley Wood golf club and tennis club. Educational facilities in the area include St Martha's, Stormont, Lochinver, St Johns, Haberdashers Askes for Boys and Haberdashers Askes for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood and Queen Elizabeths Girls and Boys Schools.





## ACCOMMODATION

### Ground floor:

- Reception hall entrance with a spectacular floating staircase
- Guest cloakroom
- Drawing room
- Living room
- Study
- Elegant mirrored dining room
- Family room/television room
- Games room
- Bespoke fitted kitchen/breakfast room by 'Vellos Designs' with double opening doors to the indoor pool complex
- Utility room
- 41'10 Indoor Pool Complex

### First floor:

- Splendid master bedroom suite with en suite dressing and luxury en suite bathroom
- 3rd bedroom with en suite shower room
- 4th bedroom
- Family bathroom/wc

### Second floor:

- 2nd bedroom suite with spectacular views and en suite bathroom
- 5th bedroom with en suite bathroom
- 6th bedroom with en suite shower room

### Lower ground floor:

*(Could be used as a self-contained guest or staff suite)*

- 7th bedroom
- Shower room
- Fully equipped cinema room

### Exterior

- Gated entrance
- Beautifully maintained walled gardens and grounds of circa 1 acre
- Double Garage and store of 1,509 sq ft
- Ample visitor/guest parking

## SPECIFICATION

- Lighting by Lutron
- Sanitaryware by Villeroy and Boch
- Video surveillance by Dahua mobile
- Police-linked security system by AAA Security
- Video entry system by Nova
- Remote gate control by JGS
- Home entertainment system by Crestron and Kaleidescape
- Bespoke kitchen, bathrooms and reception rooms by Vellos Design and others
- LaCanche range
- Amana refrigeration
- Fisher & Paykel dishwashing
- Laundry by LG
- Underfloor heating throughout
- Boilers by Kestron
- Limestone, porcelain and oak flooring
- Pool facilities by Calorex and Certikin
- Bisazza mosaic tiles, including gold leaf to the swimming pool
- Garden watering by Watermatic
- Remote control feature open gas fires
- Architectural design award winner
- NHBC Buildmark cover

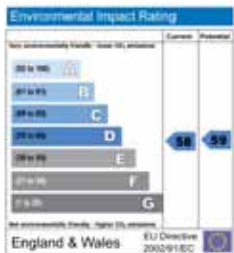
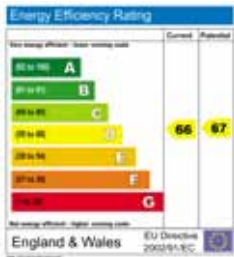
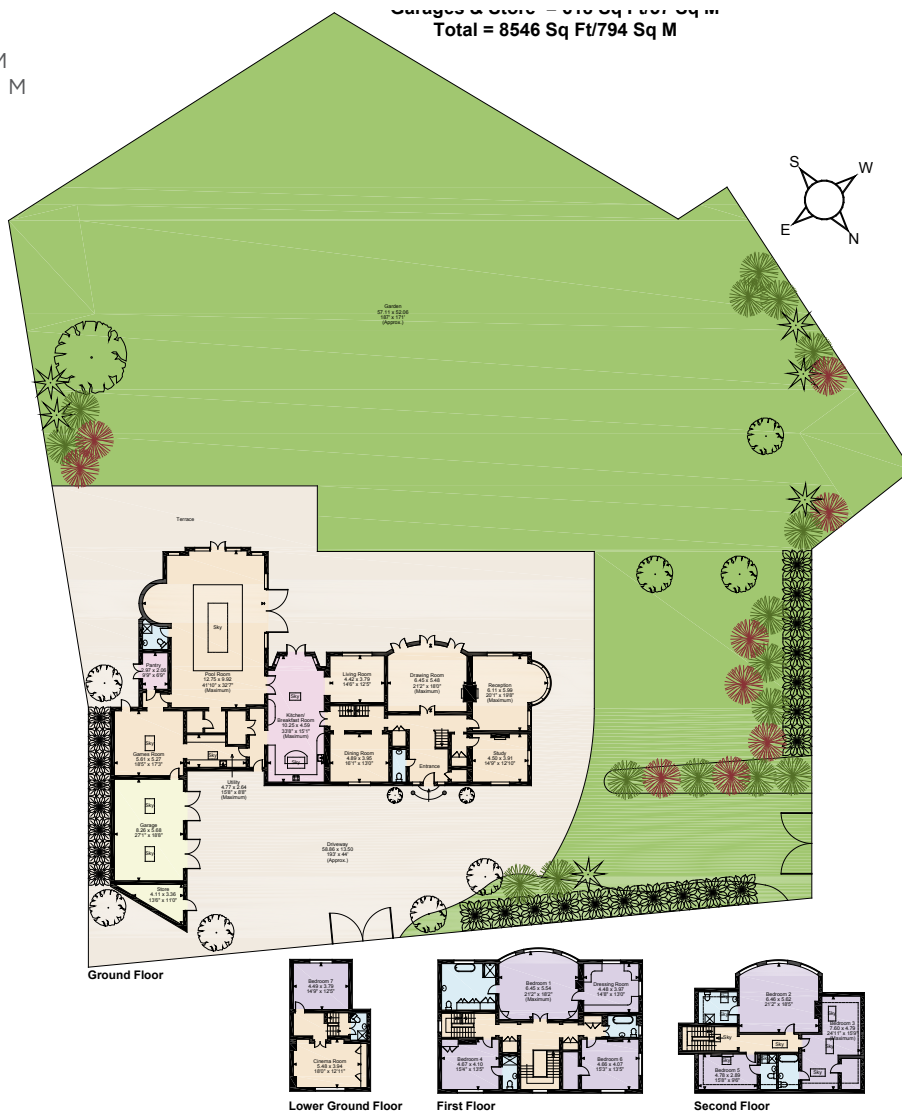




# THE HERMITAGE

Main House = 7928 Sq Ft/737 Sq M  
 Garages & Store = 618 Sq Ft/57 Sq M  
 Total = 8546 Sq Ft/794 Sq M

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**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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### Disclaimer

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.





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