



# LITTLE MANOR

Elstree

**STATONS**

# Little Manor, Barnet Lane, Elstree WD6 3QU.

**Little Manor** is a truly unique, thatched roof Manor House on a spectacular plot with breath-taking views over London. Built in the mid 1930's and lovingly restored, renovated and refurbished by its current owners, Little Manor now has the perfect balance of both space and style that any modern family desires.

The main residence, stretches to around 10,000 sq ft, with many original and part reclaimed period features to include stunning oak features throughout, such as rustic beams, timbers and latticed windows. The traditional design has been complimented with contemporary features to include, hi tech surround sound, entertainment and security systems. The living accommodation over the ground floor features an exceptional layout to incorporate several formal and informal reception rooms, a superb Mark Wilkinson hand built kitchen and a family room which is the main hub of this beautiful home and numerous further family areas. The first floor provides a spectacular principal suite to one side of the floor offering a magnificent bedroom built into a vaulted ceiling and offering full height bi fold doors onto a Juliet balcony with incredible far reaching views across the parkland gardens and beyond. There are an additional five superb bedroom suites planned over the first and second floors with the benefit of a separate staff staircase.

Little Manor is set behind electric gates giving complete privacy from the road, the house is approached via a large sweeping carriage driveway with parking for a fleet of cars. Externally there are grounds of well over 2 acres which are re stocked every three years and professionally manicured.



















































Gymnasium & Office

Hidden Games Room



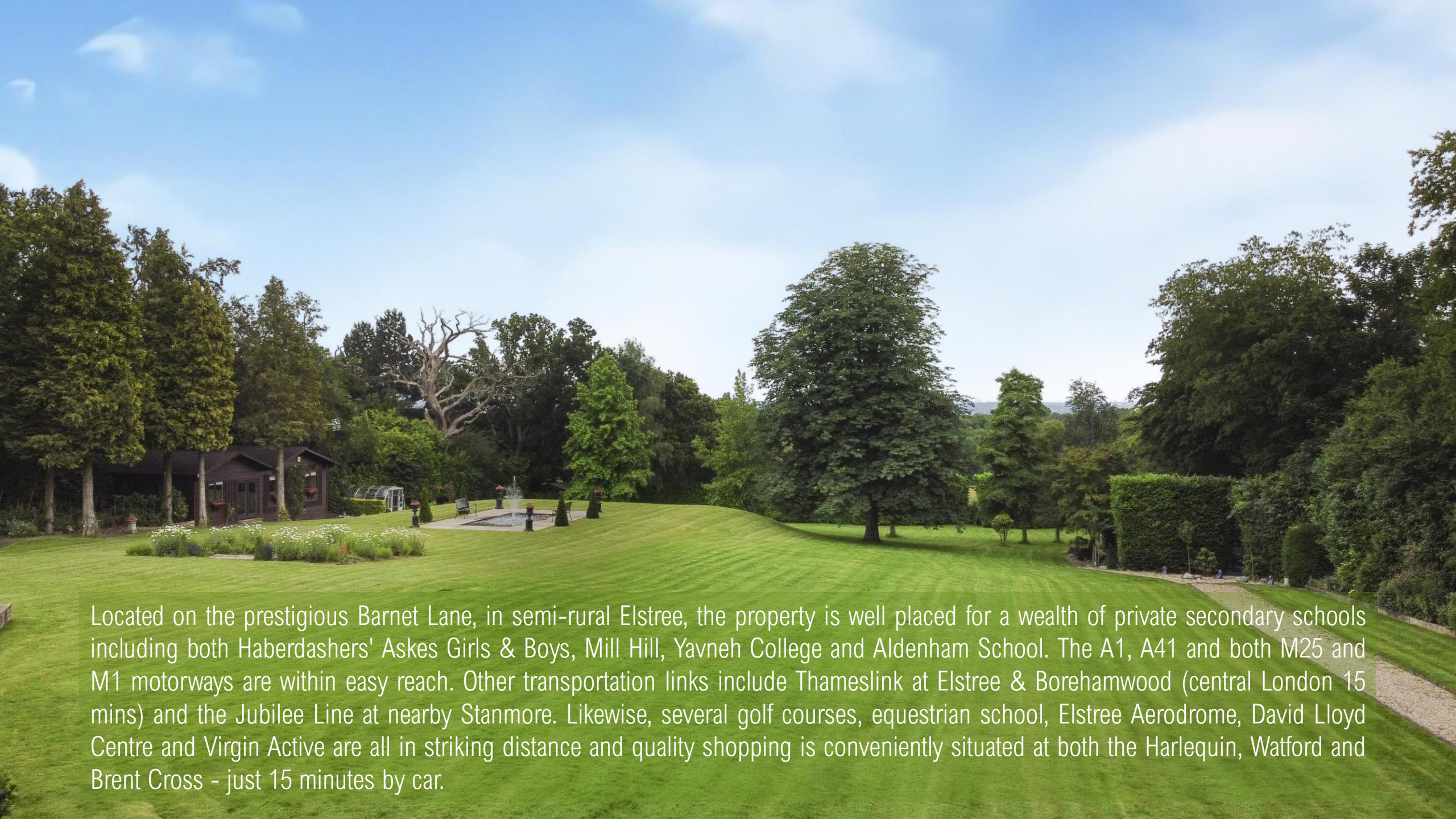












Located on the prestigious Barnet Lane, in semi-rural Elstree, the property is well placed for a wealth of private secondary schools including both Haberdashers' Askes Girls & Boys, Mill Hill, Yavneh College and Aldenham School. The A1, A41 and both M25 and M1 motorways are within easy reach. Other transportation links include Thameslink at Elstree & Borehamwood (central London 15 mins) and the Jubilee Line at nearby Stanmore. Likewise, several golf courses, equestrian school, Elstree Aerodrome, David Lloyd Centre and Virgin Active are all in striking distance and quality shopping is conveniently situated at both the Harlequin, Watford and Brent Cross - just 15 minutes by car.



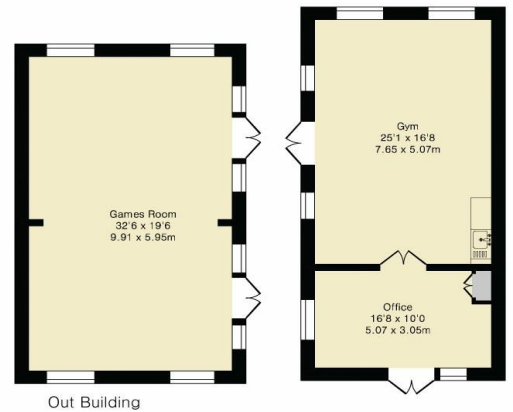
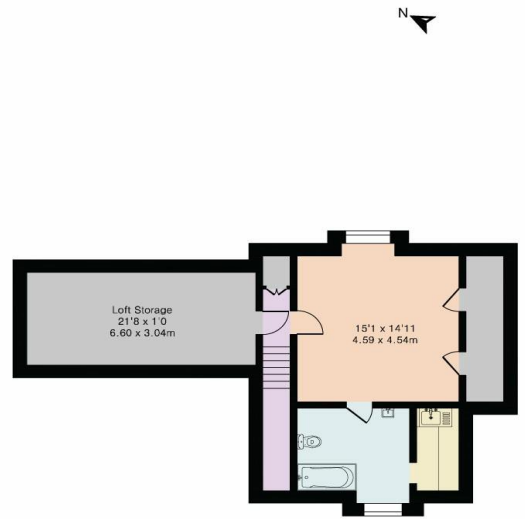






Approximate Gross Internal Area 9425 sq ft – 876 sq m  
 Ground Floor Area 4229 sq ft – 393 sq m  
 First Floor Area 3545 sq ft – 329 sq m  
 Second Floor Area 759 sq ft – 71 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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