



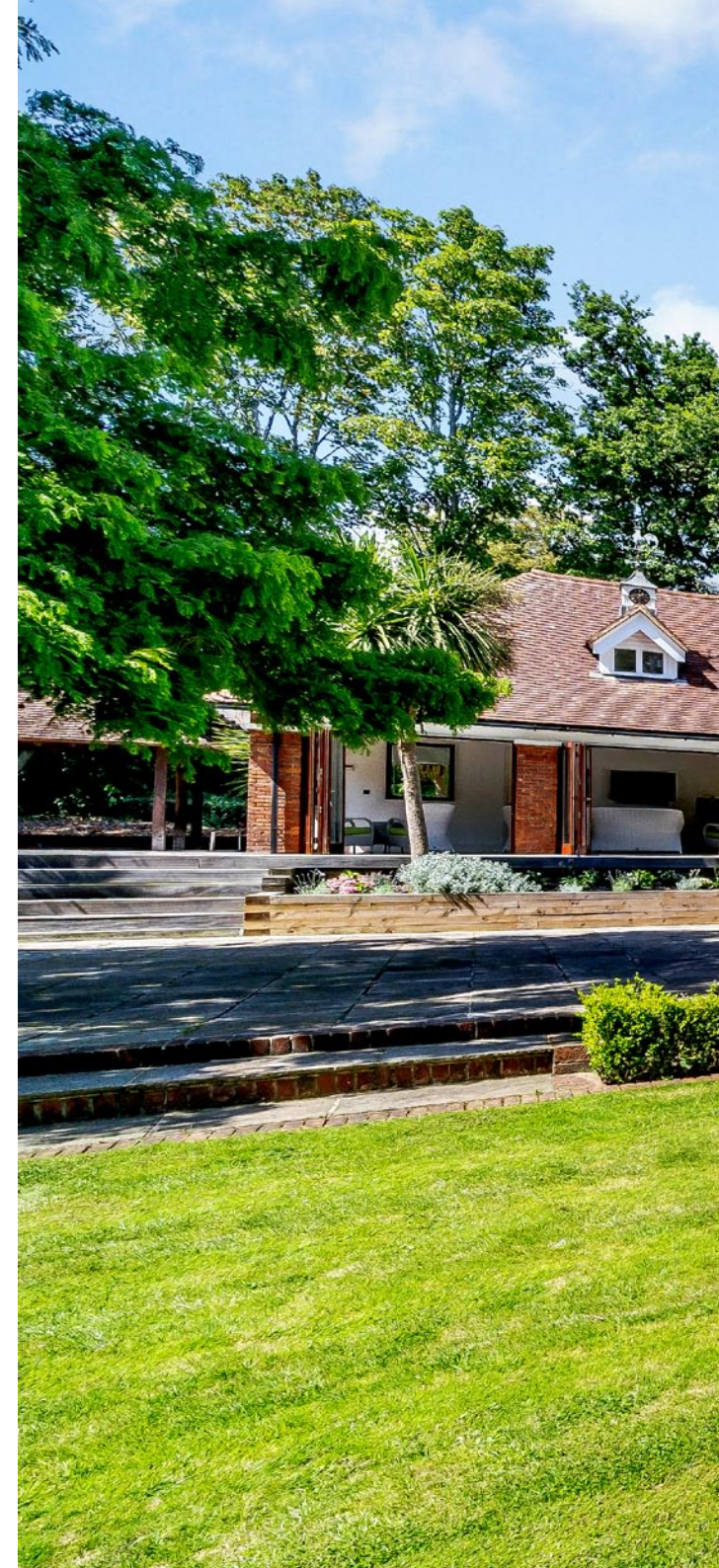
Highclere House

Hadley Common

A highly impressive architectural designed award winning detached Neo-Georgian style residence, offering around 12,000 sq. ft. of divine accommodation, extensive grounds with heated swimming pool and guesthouse in about 1.3 acres

Highclere House, Hadley Common, Hertfordshire, EN5 5QG

Hadley Wood train station 1.3 miles (35 minutes to Moorgate), Cockfosters tube station 3.1 miles (28 minutes to Kings Cross), Barnet High Street 0.8 miles, M25 (J24) 3.2miles, A1(M) 3.2 miles, Heathrow airport via M25 34 miles, Stansted airport via M25 and M11 34 miles, 16 miles to Central London





Features

Entrance reception hall | Drawing room/dining area | Sitting room | Day lounge | Kitchen/breakfast room | Cinema room
Gym/sauna/shower | Guest powder room | Cloak room

Principal bedroom suite | Seven further bedrooms with en suite, five with dressing room | Salon | Plant room | Utility room | Luggage room | Store

Guest/pool house

Reception/bedroom | Kitchen | Two shower rooms
Cloak room

Annex/Office

Entrance | Hall | Kitchen | Reception/bedroom
Shower room | Cloakroom

About 1.3 acres









Accommodation

Ground floor

- Entrance reception hall with a magnificent turning staircase
- Elegant drawing/dining room
- Sitting room/study
- Kitchen/breakfast room
- Day lounge
- Powder room
- Cloakroom

First floor

- Stunning principal bedroom with luxurious en suite bathroom/shower and dressing room
- Bedroom two with en suite shower and dressing room
- Bedroom three with en suite shower and dressing room
- Bedroom four with en suite bathroom/shower and dressing room

Second floor

- Bedroom five with en suite bathroom/shower and dressing room
- Bedroom six with en suite shower and dressing room
- Bedroom eight with sauna and shower room

Lower ground floor

- Fully equipped cinema room
- Salon with hairdresser's chair and backwash basin
- Bedroom seven with en suite bathroom
- Utility room
- Domestic plant room services control/AV hub
- Luggage store
- Wine store
- Store room
- Cloak room

Annex/Office

- Entrance
- Hall
- Kitchen
- Reception/bedroom
- Shower
- Cloak room

Guest/Pool House

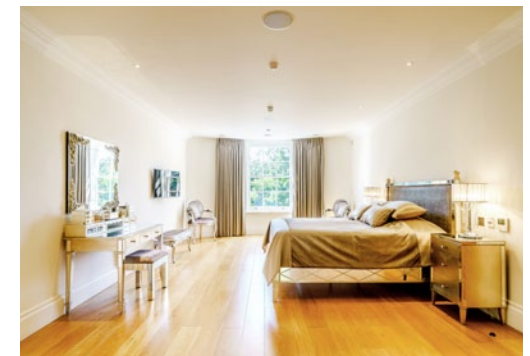
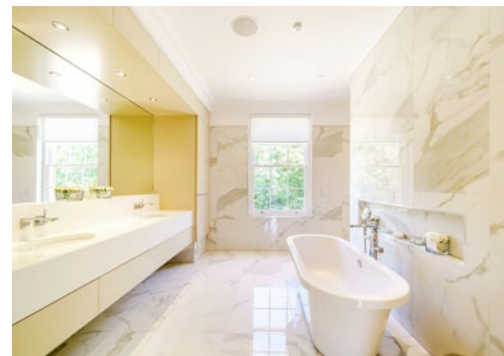
- Reception/bedroom
- Kitchen
- Double shower rooms
- Cloak room

Exterior

- Gated electric secure entrance
- Triple garage with store rooms
- Ample gravelled visitor/guest parking
- Wonderful terrace for al fresco dining and entertaining
- Heated swimming pool 50ft x 20ft
- Lawn garden
- Decking area with gazebo
- Cloakroom
- Outbuilding with pump room and storage

Specification

- Video entry system - Videx
- Video surveillance - 24 hour monitoring
- ADT /Police linked security system - Grade 4
- Remote gate control
- Lighting by RAKO
- Control 4 - home entertainment
- Air conditioning
- Underfloor heating throughout
- Fire control panel - throughout
- Marble, porcelain and oak flooring
- Bespoke kitchen and bathrooms
- Wolf and Miele appliances
- Sanitaryware - Duravit, Victoria & Albert
- Chesney fireplaces
- Boilers - Hamworthy
- Joseph Giles architectural ironmongery
- Interior architects & design
- Built September 2012 with BLP building warranty



General Remarks

EPC Rating: Band C

Tenure: Freehold



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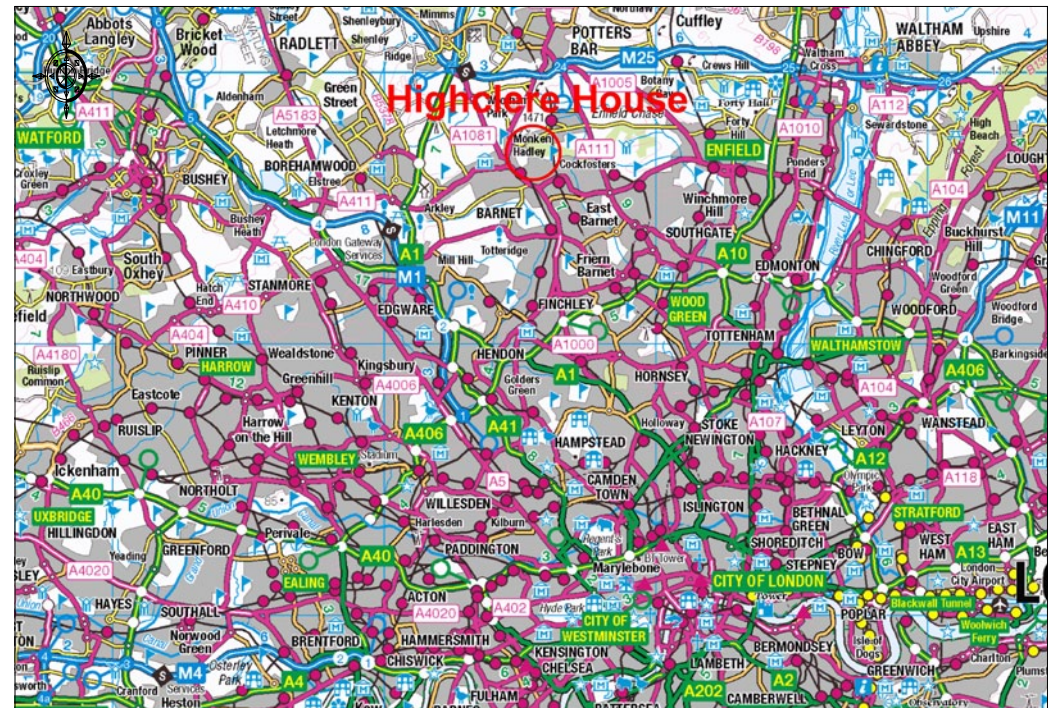
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