



Homewood Lane
Northaw, Herts, EN6

Homewood Lodge

**A TRULY OUTSTANDING DETACHED LUXURY RESIDENCE IN A PRIVATE POSITION
WITH EXTENSIVE AND BEAUTIFUL GROUNDS IN A PARKLAND SETTING OF
APPROXIMATELY 4 ACRES AFFORDING WONDERFUL COUNTRYSIDE VIEWS**

This magnificent property has been recently refurbished and skilfully extended to exacting standards with impressive attention to detail and the beautifully designed accommodation extends to approximately 8,500 sq ft



ACCOMMODATION SUMMARY

'Homewood Lodge' is set on this exclusive private road of only three homes and is approached via double gated carriage driveway.

The property offers a luxury spa including swimming pool, gymnasium, steam room and changing rooms plus a self-contained annex comprising reception room, kitchen, bedroom and en suite bathroom.

To the ground floor the property has an impressive reception hall, stunning kitchen/breakfast room, five elegant reception and entertainment areas, pantry, wine room, laundry room, two cloakrooms and an office with its own separate entrance, this is a property which has been thoughtfully created with luxury, comfort and recreation in mind.

The first floor offers the principal bedroom suite with two dressing rooms and en suite bathroom, four further bedrooms, all of which are en suite and to the second floor there is a further bedroom and bathroom.

Outside, there is a triple garage, kitchen garden with greenhouses and potting sheds, raised decked outdoor bbq kitchen overlooking the all-weather floodlit tennis court.



Location: The popular village of Northaw is a designated a conservation area although quietly situated, the access to London is excellent with good road and rail connections. The West End can be reached in approximately 45 minutes by car. Trains to Kings Cross take under 25 minutes from the local station and Junction 24 of the M25 is less than 2 miles distant.

The area offers a very good selection of state, private and community schools, which include Queenswood Girls School and Hailiebury College. Hertfordshire University is based in Hatfield, a short distance away. Many golf courses are to be found in the area and there is good local shopping in Potters Bar.

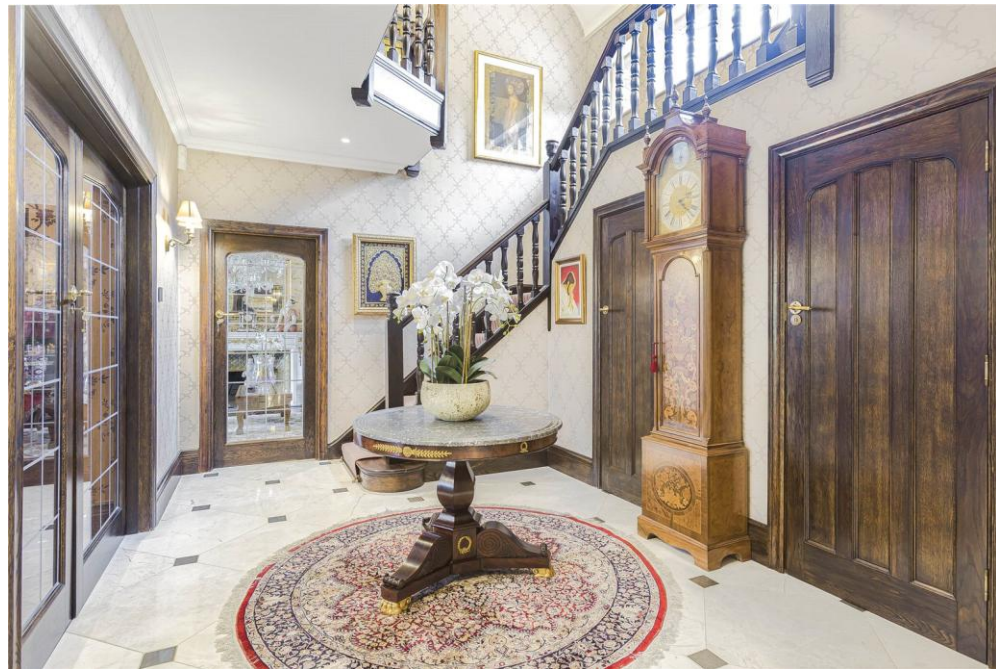
Local Authority: Welwyn & Hatfield

Council Tax Band: H

Tenure: Freehold

To make an appointment please contact Paul Brown in our Prime Sales Department on paul@statons.com or 07867 510540



















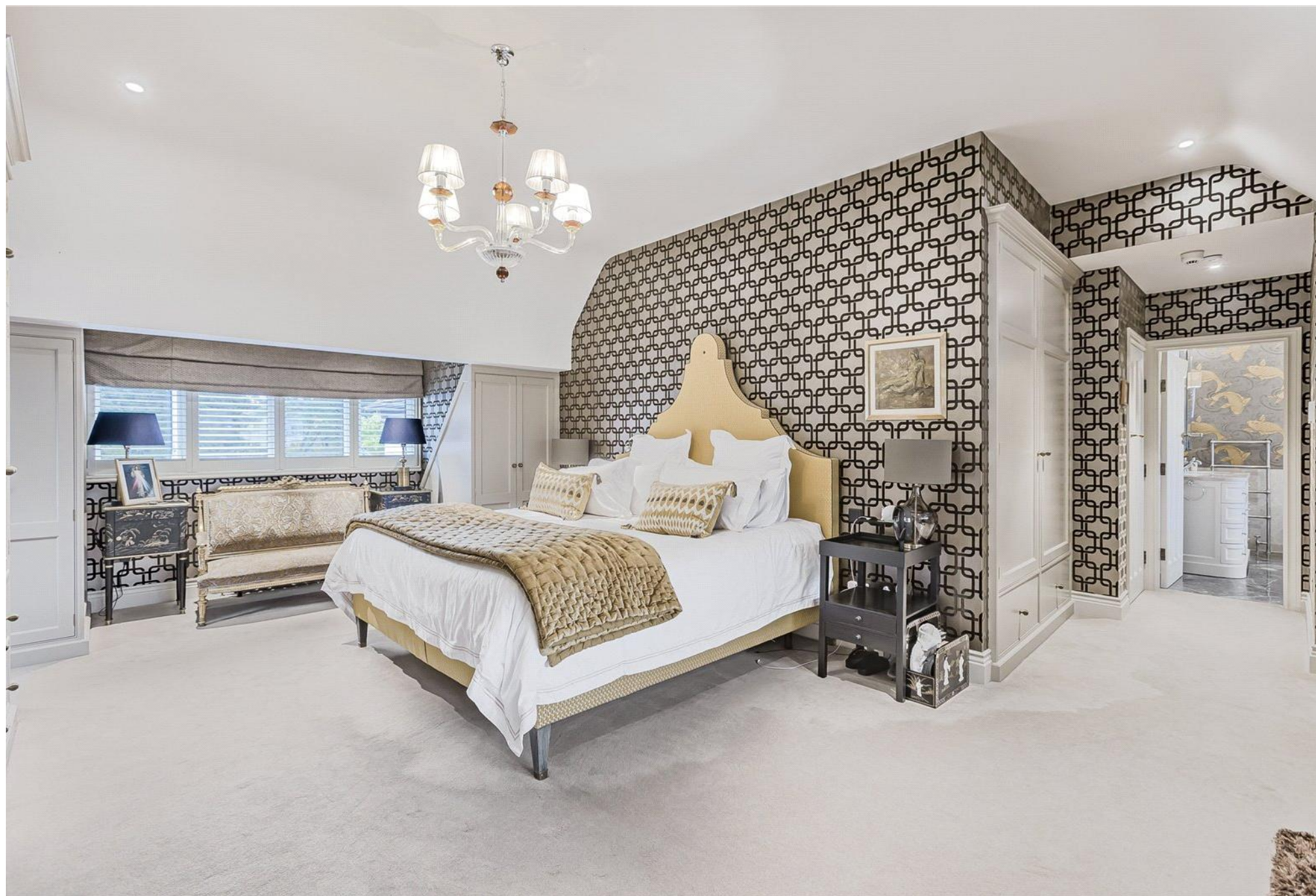


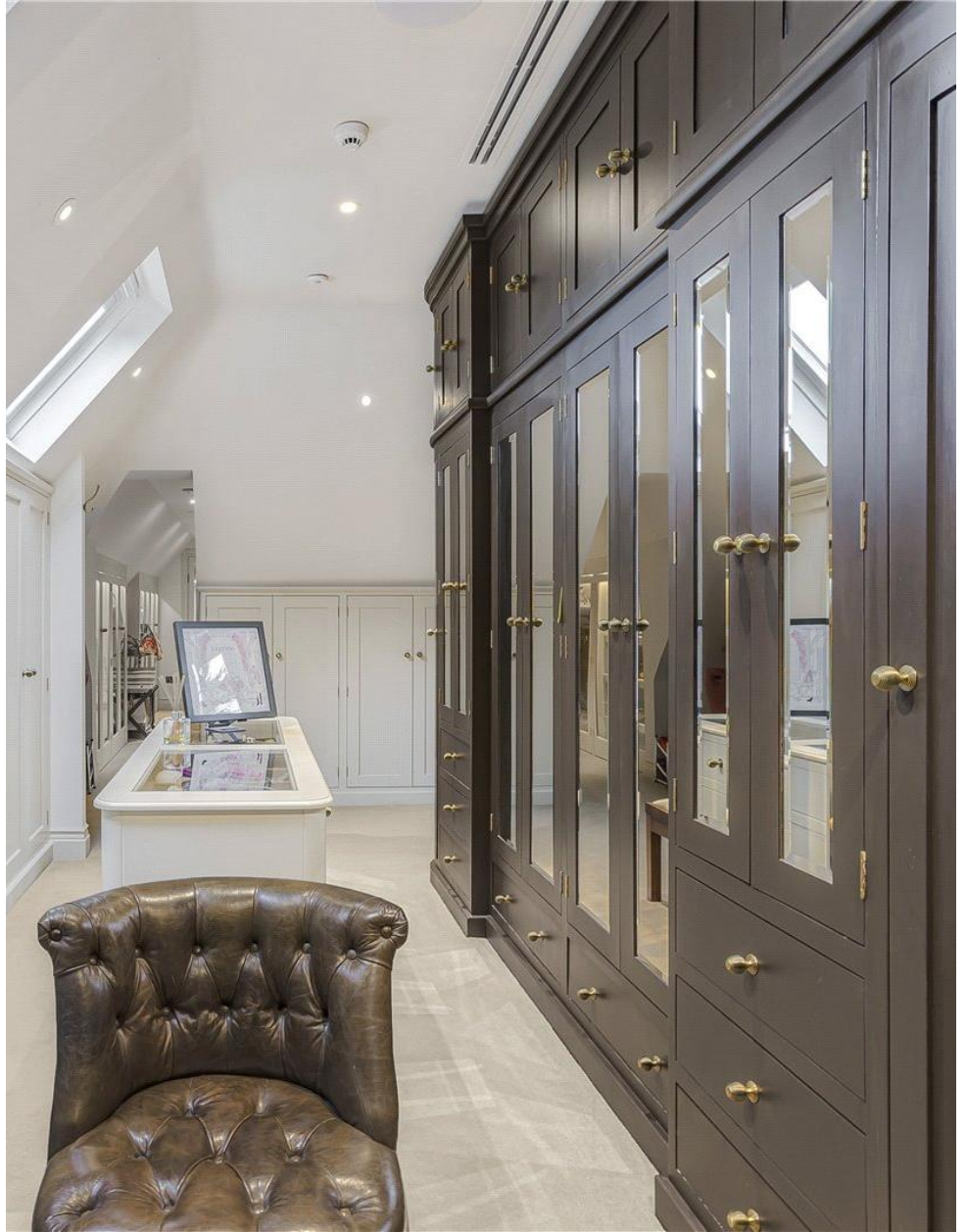


























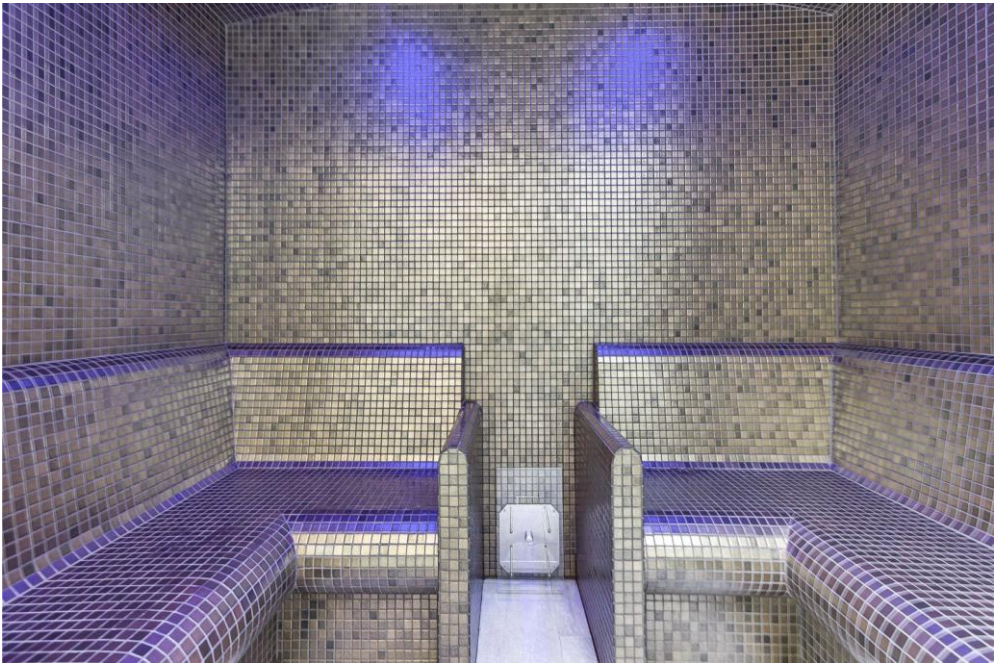










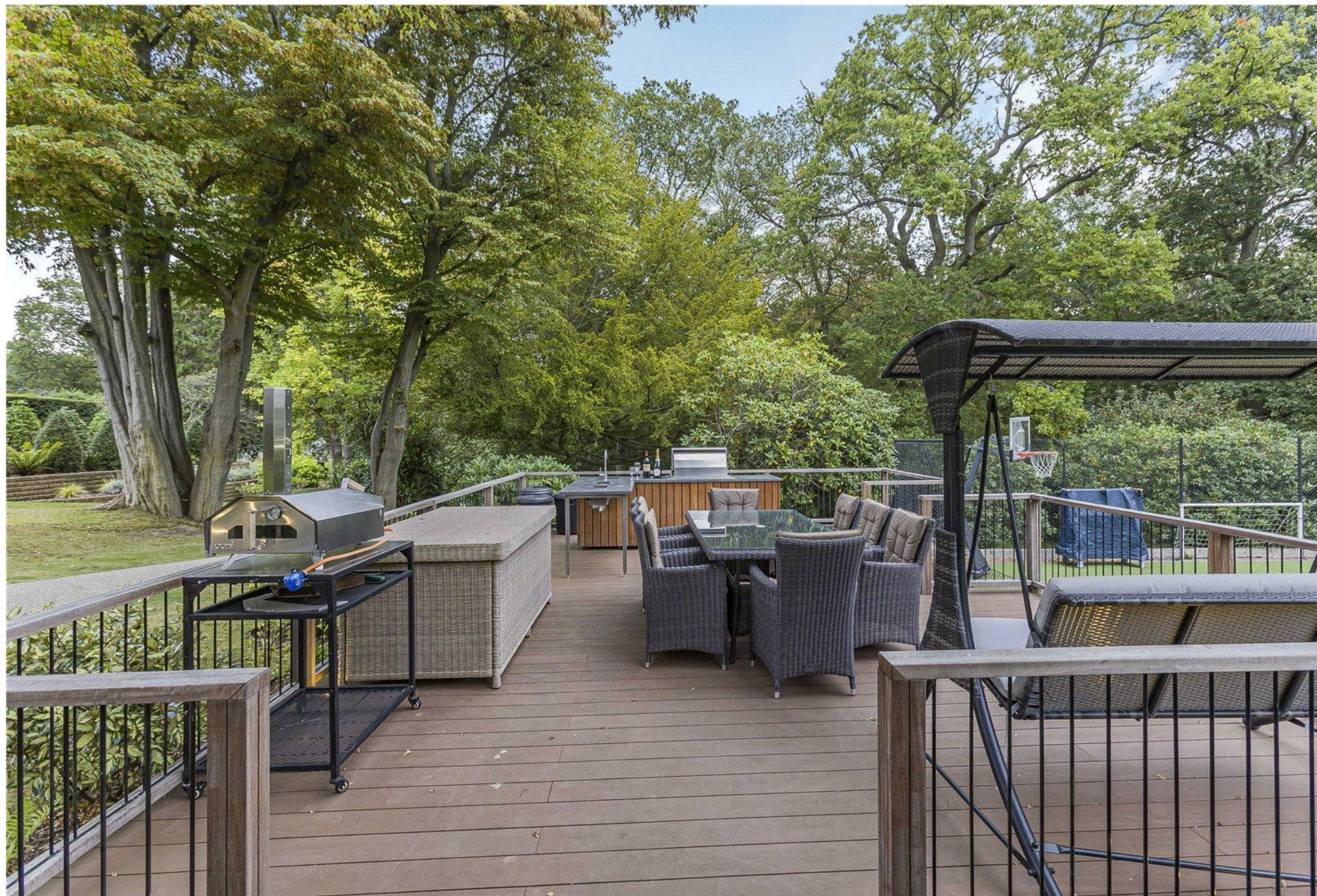




















Specification

Kitchen

- Quooker tap
- Officine Gullo Gas Hob with Coup de Fue
- Officine Gullo electric oven
- Officine Gullo pasta cooker
- Officine Gullo gas BBQ
- Officine Gullo Kitchen Hoods
- All of the above appliances are for residential & professional use
- Air conditioning
- Fridge/freezer to the pantry

Utility Room

- 1 commercial washing machine
- 2 domestic washing machines
- 1 commercial tumble dryer
- 1 domestic tumble dryer

Wine Room

- Officine Gullo wine dispenser
- Fhiaba wine dispenser
- 2 commercial wine fridges
- Air conditioning
- Working fireplace

Swimming Pool/Spa

- Sliding panel door by Silent Gliss to the Gym & Swimming Pool Area
- Pool with automatic pool cover
- Custom made David Harber sculpture deco
- 2 Changing rooms
- Steam room
- Kitchen and shower facility
- Mood lighting

Gymnasium

- Air conditioning unit

Games Room

- Space for full length billiard table

Exterior

- BBQ area with Ecoburn Plus Stove
- Outdoor dining area with Weinor folding electric cover
- Signature outdoor gas fireplace burner system
- Pond with Oase living pond filter

Tennis Court

- Newly refurbished tennis court
- Floodlit for late night use
- Cricket nets
- Can be used to play 5 a side football & basketball

Telephone Line

- Daisy telephone system

Smart Solution by Loxone

- Audio
- Curtains
- Lights (interior and exterior)
- Fountains
- Heating system

Security System

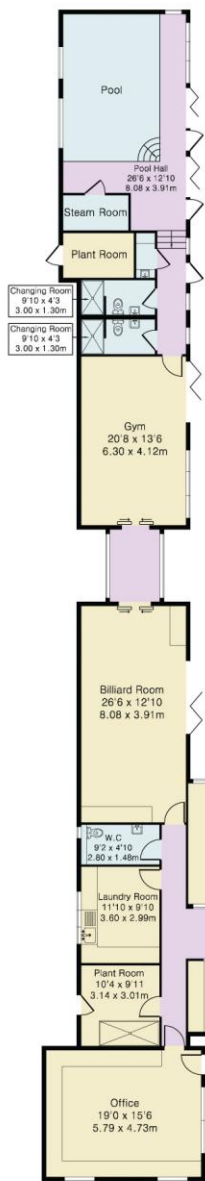
- ADT alarm system for the entire house plus annex
- Approx. 21 CCTV systems also administered by ADT
- Fire alarm system
- Intruder alarms
- Bespoke built in sprinklers
- Entrance gates
- Fireclass control panels

Climate Systems

- Heat recovery appliances
- Air conditioning units by Daikin (split system air conditioners)

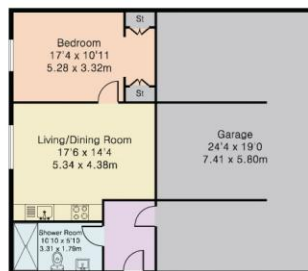
General

- Oak wooden flooring to:-
Reception hall
Office
Utility room
Laundry room
1 Downstairs wc
Games Room
- Underfloor heating to the ground floor
- Electronic entrance and exit gates
- Solar Panel electricity
- All of the land is fenced

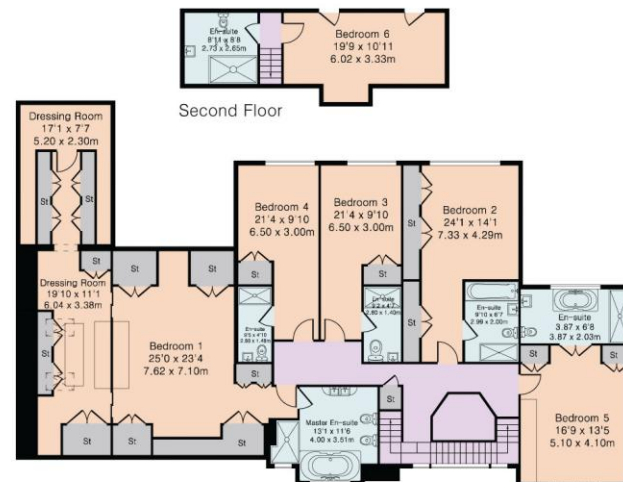


Ground Floor

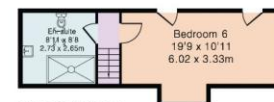
Approximate Gross Internal Area 8490 sq ft – 789 sq m
 Ground Floor Area 4646 sq ft – 432 sq m
 First Floor Area 2398 sq ft – 223 sq m
 Second Floor Area 289 sq ft – 27 sq m
 Annex Ground Floor Area 1157 sq ft – 107 sq m



Annex Ground Floor



First Floor



Second Floor

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs	A			
	B			
	C			
	D			
	E			
	F			
Not energy efficient - higher running costs	G			
			79	68
England, Scotland & Wales			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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