



Westfield House

Grubbs Lane, Brookmans Park, Herts, AL9 6EF



SUBSTANTIAL DETACHED PERIOD FAMILY RESIDENCE APPROACHING 12,000 SQ FT SET IN TRULY OUTSTANDING GARDENS AND GROUNDS OF APPROXIMATELY 5.5 ACRES

- * Entrance Hallway * Lounge * Dining Room * Drawing Room * Sitting Room/Study *
- * Kitchen/Breakfast Area * Utility Room * Guest Cloakroom * Cellar *
- * Principle Bedroom With En Suite Bathroom & En Suite Dressing Room *
- * Bedroom 2 With En Suite Shower Room * 5 Further Bedrooms * 2 Further Bathrooms *
- * Indoor Leisure Complex with Heated Swimming Pool, Gym, Spa Area, Garden Room, 2 Shower Rooms, Bar and Kitchen/Games Room * 2 Courtyard Areas * Quadruple Garage

This wonderful residence has been cleverly extended and improved over the years and the property now boasts fabulous reception areas and discreet and private bedrooms. The principle reception rooms enjoy breath taking views and open directly onto the superb gardens and the extensive terrace ideal for 'alfresco' dining and outdoor entertaining.

The bedroom accommodation is arranged over two levels including a stunning principle bedroom suite with fitted dressing room and luxury en suite bathroom.

The property is further enhanced by a fantastic indoor pool complex with gym, changing/shower room facilities, spa area, garden room, games room/bar and snooker room.

An attached quadruple garage provides secure parking together with an extensive block paved driveway set behind electronically operated gates.

The mature undulating grounds approaching approximately five acres include a delightful wooded area, extensive manicured lawns, hardstanding tennis court with separate entrance for guest parking and trades etc.

Tenure: Freehold

Local Authority: Welwyn & Hatfield

Council Tax Band: H



Location

Westfield is situated in a most desirable and private location in the heart of the rolling countryside on the borders of Brookmans Park and Essendon.

This exclusive address is most sought after and in fact very few residences on the road have come to the market in recent years.

Brookmans Park shops and restaurants are located just two mile away and provide the ideal amenities for everyday living and the extensive facilities of Barnet and Potters Bar are just a short drive away. Potters Bar train station is just a short drive away giving direct access to Moorgate and Kings Cross. Excellent sporting facilities are right on the doorstep and include the prestigious and highly renowned London & Hatfield Golf & Country Club. The area hosts an array of quality schooling facilities including Queenswood Girls School, Lochinver House and Haileybury and coaches run from Brookmans Park to St Albans Boys and Girls Schools and Haberdashers Askes' Girls and Boys Schools.

To make an appointment please contact the Prime Sales Office on 020 8016 4300 or paul@statons.com/Carolyn@statons.com







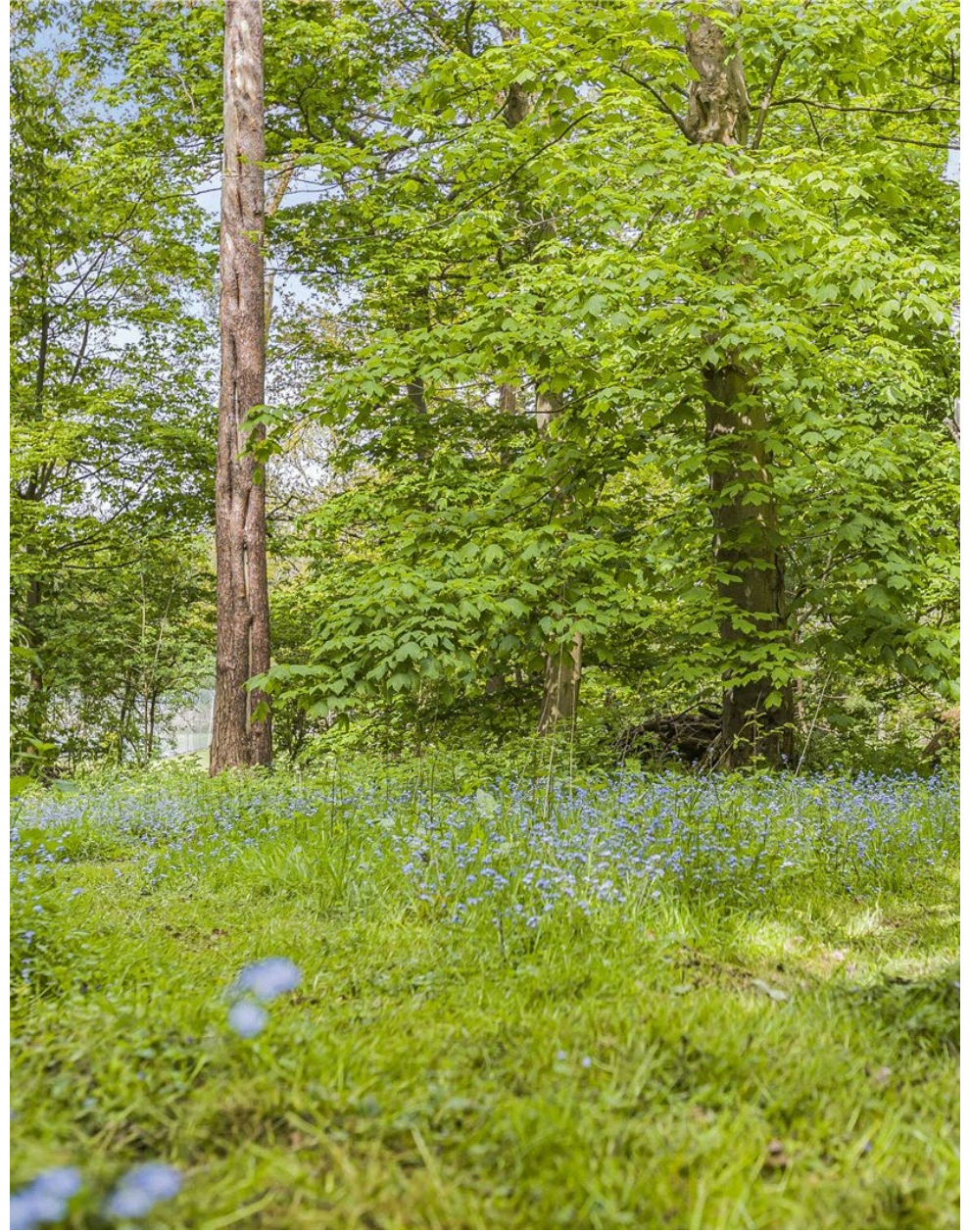






























The Gardens at Westfield House

The gardens extend to some 5 acres beyond the house which is situated to the south east of the site. The terrace and balustrade lead down a double flight of steps to the formal lawn of some 600 square meters on which games such as croquet can be effortlessly accommodated. Surrounding the lawn are formal beds with a variety of mature shrubs such as Cercis, Arbutus, Choisya and Alatus mixed in with herbaceous perennials such as oriental poppies, Japanese Anemone, and Crinum lilies providing all season colour. In spring there are yellow aconitum, heathers and blue windflowers. On the house side are larger beds with various tall shrub and climbing roses and a variety of herbaceous perennials such as Ligularia, Dahlia and oriental jasmine climbing back up towards the terrace above.

To the right is a lower terrace fronting the swimming pool house surrounded by scented roses, lilacs and Daphne in season and, further on, central beds containing a profusion of herbaceous and tree peonies and delights such as Acanthus, Helianthus and Bell Allium that attract bees and other insects. In flower the lavender is a favourite of hummingbird hawk moths.

Further still you will pass Annabel Hydrangeas, rhus, Californian lilac and other mature shrubs and be invited to walk through the laurel arch to discover the Acre Wood. The wood has an abundance of mature trees such as oak, ash, sycamore, hornbeam, Scotts Pine and Chestnut. Regeneration is taking place with the introduction of younger trees and saplings including rowan, larch and sequoia. Under the canopy is a blue carpet of bluebells and forget-me-nots in season and, later, naturalized Digitalis (fox gloves) and Heuchera. In recent years Tawny Owls have been nesting and raising chicks. The wood forms part of a larger area of woodland that is a haven of tranquility.

Taking a left turn takes you to a larger area of meadow grass on which have been planted a number of specimen trees. These include a now mature Catalpa that produces masses of scented flowers in July, Liriodendron (tulip tree), Ginko, Amelanchier and Koelreuteria. These are best viewed from the south side of the meadow where the backdrop of the mature woodland of oak, ash and pine beyond is spectacular. In Autumn the leaves turn a variety of fine reds and yellows.

Further on, bounded on the north side by an area of silver birch and hawthorn, is a large area of rewilded vegetation including dog rose, campion, cow parsley, ox-eye daisies, teasel and hog weed. This area is attractive to all manner of bees, butterflies and many other insects. Some specimen trees dot the area including laburnum, gum, dawn redwood and oriental rowan.

Beyond the tennis court the garden turns back towards the house which stands on higher ground. In spring this area is clothed in snow drops, daffodils, blue bells and camassia. The walk back towards the house takes in the large lower lawn banded by banks of rhododendron, and mature flowering prunus and a small orchard of fruit trees, including apple, plum, pear and cherry. More specimen trees such as Liquidambar and Geldista lead to steps back up to the main lawn.

Once back on the main terrace look out for the wisteria which blooms spectacularly in May as well as the climbers surrounding brick piers which include actinidia with its unusual tri-coloured leaves and akebia with chocolate-coloured and highly scented flowers.











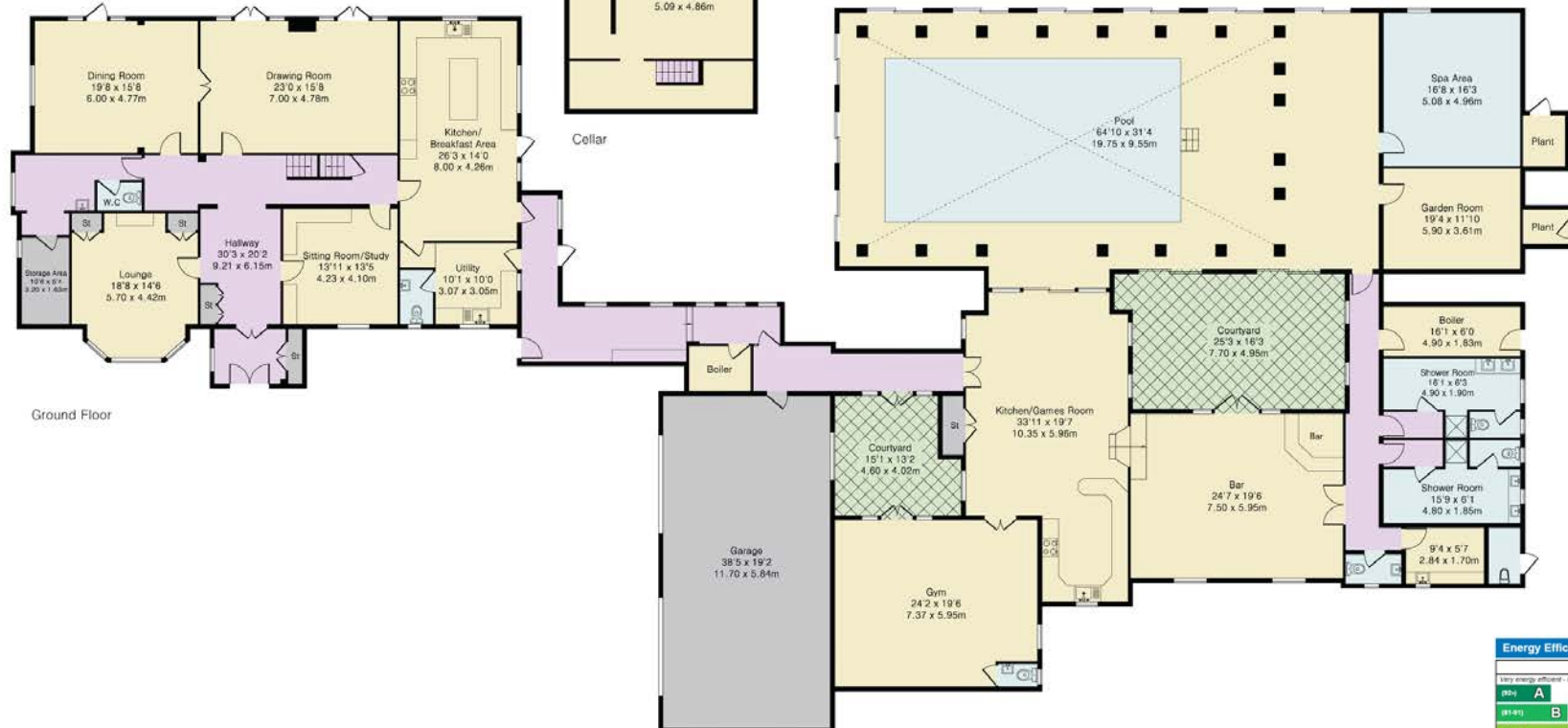








Approximate Gross Internal Area 11925 sq ft – 1108 sq m
 Cellar Area 466 sq ft – 43 sq m
 Ground Floor Area 8934 sq ft – 830 sq m
 First Floor Area 2098 sq ft – 195 sq m
 Second Floor Area 427 sq ft – 40 sq m



Energy Efficiency Rating		
	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (45-54)		
F (31-44)		
G (1-30)		
Not energy efficient - higher running costs		
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.

