

CORINTHIA HOUSE

BROOKMANS PARK



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BROOKMANS PARK, AL9



Corinthia House is a magnificent Neo-Georgian property occupying a superb location within the sought-after village of Brookmans Park. This imposing 5 bedroom property has been built to the highest of specifications, offering a glamorous, contemporary space that is ideal for both entertaining and family living.

A gated driveway with ample multi-vehicle parking leads to the magnificent entrance. With interiors professionally designed to have a timeless yet modern finish, the property incorporates pir lighting, audio visual technology and CCTV security.

The house is beautifully appointed and enjoys well planned accommodation over three floors. On the ground floor, the superbly sized main reception rooms are centred around an impressive entrance hall, providing family living and entertaining on a grand scale.

The main living areas comprise of a voluminous kitchen with a stunning arabescato marble island, bespoke oak units and Miele appliances, with a large adjoining utility room, fully functional pantry, and an expansive living room with a solid marble fireplace and bespoke joinery. These principal rooms lead onto the landscaped garden and terrace area. The ground floor also includes a audio smart system, stunning dining room, formal lounge and bar area, fully mirrored gym, large WC, playroom and a fully equipped 5.1 surround sound movie theatre, with an exquisite star galaxy ceiling.

Upstairs on the first floor you will find the principal suite, with a well-appointed en-suite, bespoke dressing area, and 2 large walk-in wardrobes. This floor also includes three additional double bedrooms, each with stunning en-suites and walk-in wardrobes.

The second floor comprises of a large 5th bedroom with en-suite, and a office with ample storage space.

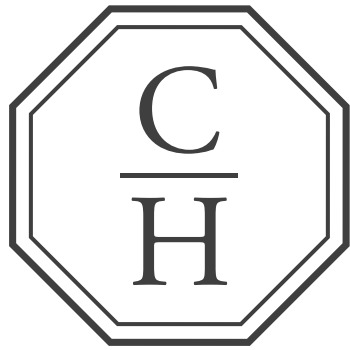
To the rear of the property, the landscaped garden and terrace area offer a fabulous environment in which to relax and entertain, with spectacular views of the Brookmans Park Golf Course. The external BBQ house provides beautiful alfresco dining, with a further fire pit and seating area offering yet another space for entertaining. The entire garden is fully automated, with CCTV, internet points, ambient lighting, and external music system with speakers and sub-woofer; perfect for summer parties and outdoor living.

Interior Design Package

Corinthia House is also available with a full interior design package, offering turn-key living. Please enquire further if this is something you are interested in.



SPECIFICATIONS



Key features

- Entrance Hall
- Dining Room
- Office
- Living Room
- Kitchen
- Pantry
- Utility
- Gym
- Powder Room
- Play room / games room
- Bar / Formal lounge
- Movie theatre
- 5 Bedrooms
- 5 En-Suites
- Walk in Wardrobes
- Dressing Room
- Professionally Landscaped Gardens
- External BBQ area
- Fire Pit

Smart House

- PIR sensors in all bathrooms and dressing rooms
- Electric Gates / Door Entry System
- Intercom system
- CCTV cameras throughout front and back of the house, viewable on all TVs, iPads, and phones
- Smart alarm with police response
- Internal and external Wi-Fi
- Speakers throughout the house, both internally and externally

Kitchen

- 2x Miele ovens and microwave combi oven
- Miele integrated freshly ground coffee machine
- Miele induction hob
- 2x full height fridges
- 1x full height freezer with integrated ice machine
- Integrated dishwasher
- Marble island
- Bespoke oak kitchen
- Bespoke pantry
- Arabescato marble worktops throughout kitchen, pantry and utility
- Quooker Cube Tap – sparkling water, boiling water, filtered cold water
- French doors to terrace area

Living Room

- Audio smart system
- Marble fire place
- Bespoke joinery
- French doors to terrace area

Utility

- Bespoke joinery to create a hidden laundry prep area
- Hidden washing machine and tumble dryer
- Arabescato marble work tops

External

- Granite worktops
- Bespoke rotisserie BBQ and grill
- Large sink
- Covered terrace area
- Music system
- Fire pit
- Ambient lighting
- Camera system
- Landscaped gardens

Bathrooms and WC’s

- Automated lighting/music
- Wall hung Hansgroher toilets
- Giberit flush plates and taps
- Marble sinks
- Rainfall showers

Movie Theatre

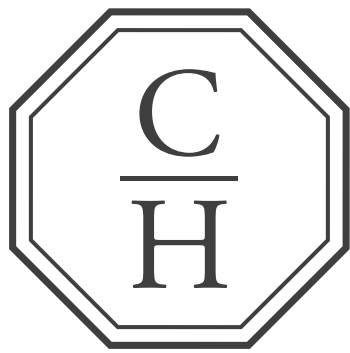
- Movie theatre 5.1 surround sound
- 4k projector
- Soundproofing
- Sweets area
- Star galaxy ceiling

Bar / Formal Lounge

- Audio smart system
- Fully equipped bar
- Classic fireplace



BROOKMANS PARK



Brookmans Park is widely regarded as one of the most desirable places to live in Hertfordshire, with its village atmosphere, semi-rural location and unique homes.

Rail Links

- Brookmans Park station is within walking distance and provides a direct rail link to London Moorgate via Finsbury Park and Highbury & Islington
- Brookmans Park is only one mile from Potters Bar Station, with main line services to Kings Cross from 15 minutes
- Cockfosters and High Barnet underground stations are also within close reach.

Road links

- 2 miles from junction 23 and 24 of the M25, with additional access to the A1M
- Within close proximity to Luton, Stanstead, Heathrow, London City and Gatwick Airports.

Schools

- Several excellent schools in the local area including Stormont, Lochinver House, Queenswood, Dame Alice Owen's, Haileybury, Haberdashers Askes, St Albans Girls, and Queen Elizebeth Girls School.

Restaurants/Shops

- There are a variety of shops and restaurants within walking distance, together with a popular gastro pub
- Many large towns nearby offering both shopping and fine dining, such as St Albans, Hertford, Barnet, Cockfosters, and Harpenden.

Sports and Leisure

- Brookmans Park Golf and Tennis Club
- The Grove Golf Club, Gym and Spa
- Hanbury manor Golf Club, Gym and Spa
- Potters Bar lawn Tennis Club
- Sopwell House Gym and spa
- Local Horse Riding/ stables and equestrian facilities.





























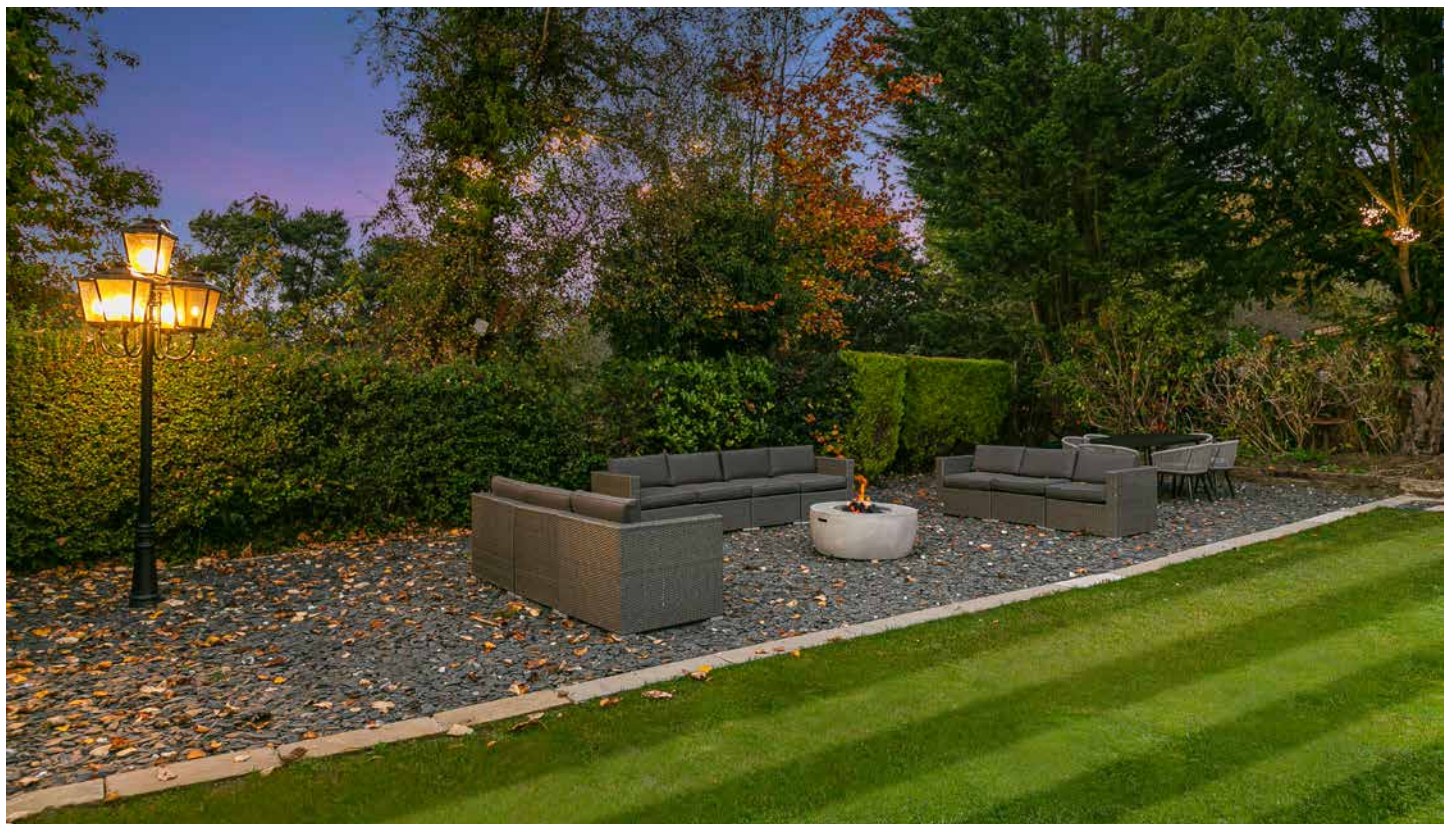




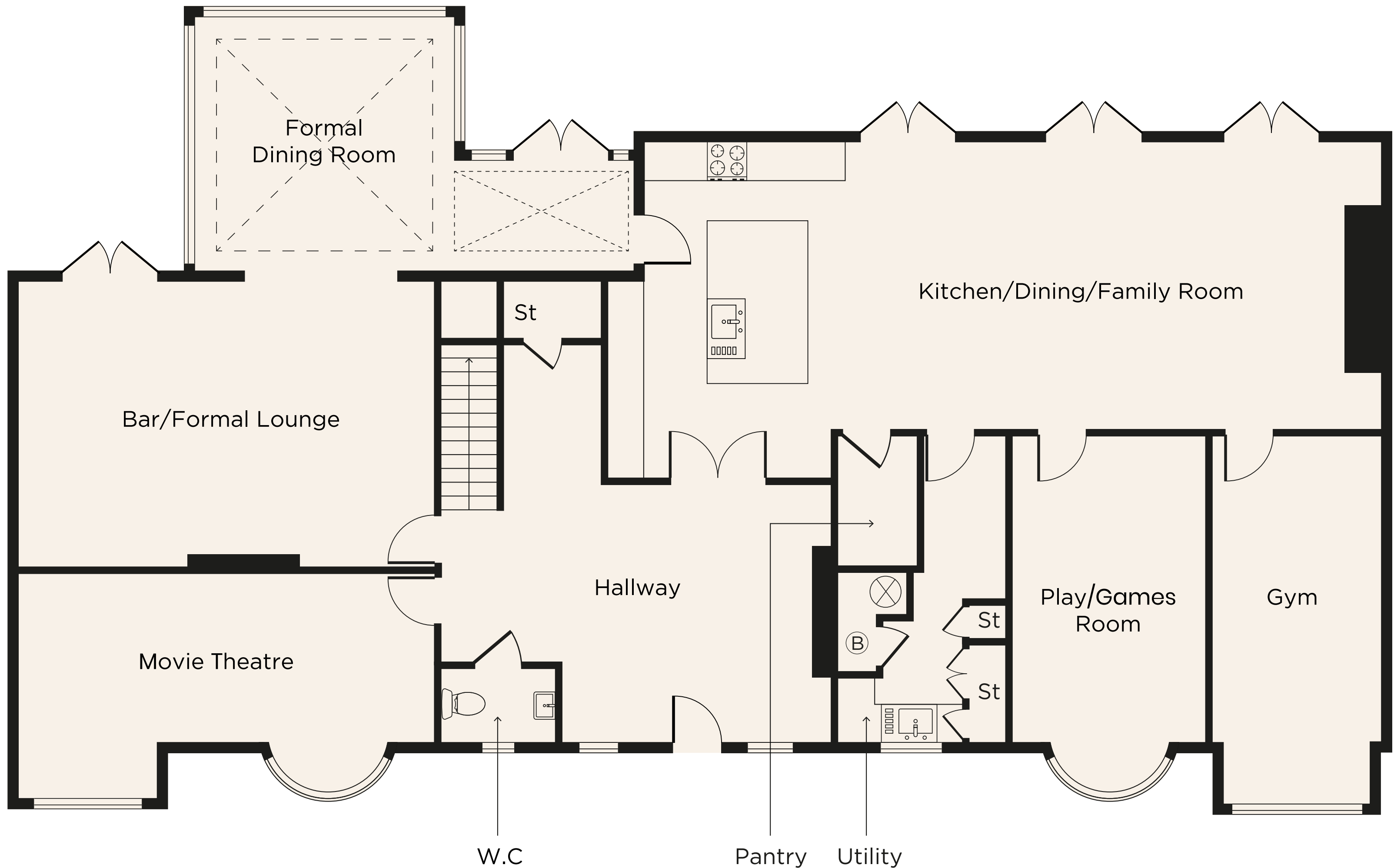
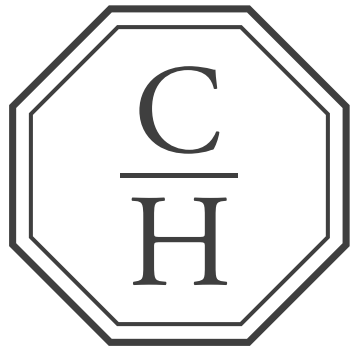








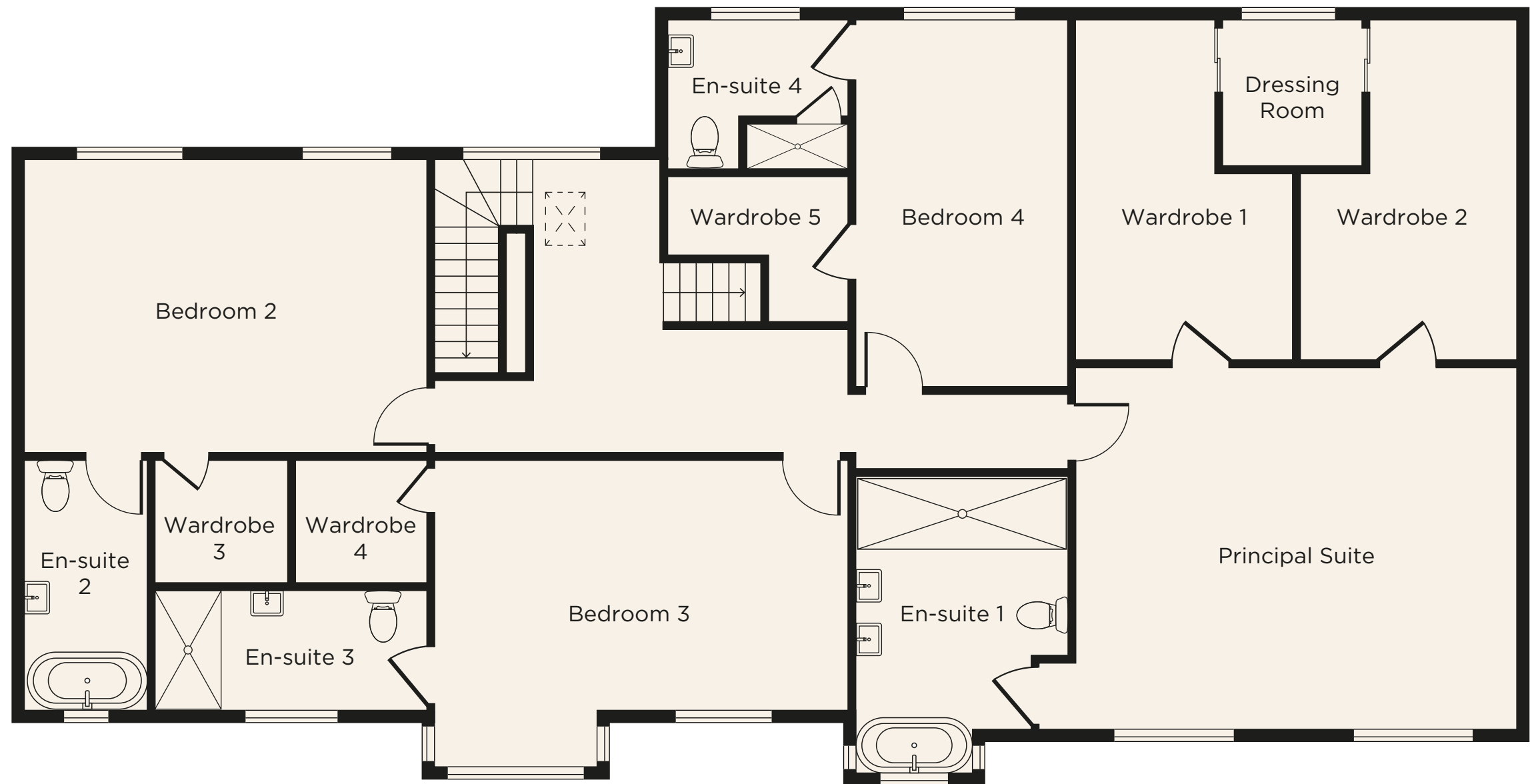
GROUND FLOOR



Ground Floor	ft	m
Hallway	20'5 x 13'11	6.23 x 4.25
Kitchen/Dining Family Room	38'6 x 17'6	11.74 x 5.34
Bar/Formal Lounge	21'2 x 14'11	6.46 x 4.54
Formal Dining Room	13'6 x 13'3	4.12 x 4.05
Bar/Formal Lounge	21'2 x 14'11	6.46 x 4.54
Movie Theatre	21'9 x 11'10	6.64 x 3.60
Play/Games Room	16'0 x 10'2	4.87 x 3.11
Gym	19'2 x 8'11	5.85 x 2.72
Pantry	6'10 x 4'2	2.09 x 1.28
Utility	16'0 x 8'7	4.87 x 2.62
W.C.	6'0 x 3'10	1.83 x 1.18

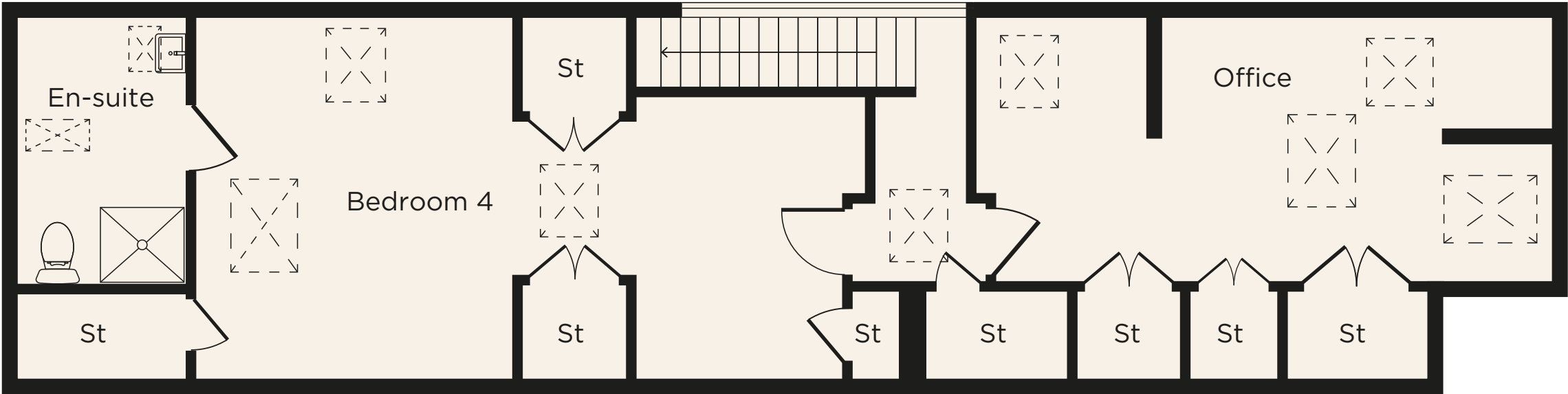
FIRST FLOOR

First Floor	ft	m
Principal Suite	20' x 16'	6.10 x 4.87
Wardrobe 1	14'10 x 9'8	4.53 x 2.94
Wardrobe 2	14'11 x 9'7	4.54 x 2.93
Dressing Room	6'6 x 6'4	1.98 x 1.92
En-suite 1	13'2 x 8'5	4.01 x 2.57
Bedroom 2	17'9 x 13'10	5.40 x 3.95
Wardrobe 3	5'8 x 5'6	1.73 x 1.68
Wardrobe 4	5'9 x 5'3	1.76 x 1.59
En-suite 2	11'1 x 5'4	3.38 x 1.63
Bedroom 3	18'4 x 13'6	5.59 x 4.12
En-suite 3	12'0 x 5'4	3.67 x 1.63
Bedroom 4	16'3 x 9'4	4.95 x 2.85
En-suite 4	7'8 x 6'6	2.33 x 1.99
Wardrobe 5	8'0 x 6'7	2.43 x 2.0



SECOND FLOOR

Second Floor	ft	m
Bedroom 4	23'11 x 13'5	7.30 x 4.08
En-suite	9'4 x 6'2	2.84 x 1.87
Office	18'10 x 9'9	5.74 x 2.98



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.

