



CASPIAN HOUSE

BROOKMANS PARK, HERTFORDSHIRE



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BROOKMANS PARK, AL9

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CASPIAN HOUSE

Caspian House is a magnificent Neo-Georgian residence occupying a prestigious position within the highly sought-after village of Brookmans Park. This imposing five-bedroom property has been built and finished to an exceptional standard, offering an exquisite combination of timeless architectural elegance and contemporary luxury, perfectly suited to both sophisticated entertaining and modern family living.

Approached through secure gates, an expansive driveway provides ample parking for multiple vehicles and leads to the property's impressive entrance. The striking white façade, classical architectural detailing and grand entrance create an immediate sense of understated grandeur.

Beautifully appointed throughout, Caspian House has been professionally interior designed to create a timeless yet contemporary aesthetic, incorporating exquisite finishes, bespoke detailing and exceptional craftsmanship. The property also benefits from CCTV security, providing additional privacy and peace of mind.

Arranged over three floors, the house offers beautifully proportioned accommodation, thoughtfully designed to provide an effortless balance between grand entertaining spaces and luxurious family living.

The ground floor opens into an impressive, expansive entrance hallway, featuring elegant mirrored detailing and setting the tone for the exceptional interiors beyond. The principal reception rooms include a sophisticated formal lounge, an elegant dining room with adjoining bar area, a beautifully appointed private office and a fully mirrored gym. A generously proportioned guest powder room completes the accommodation.

At the heart of the home lies a spectacular open-plan kitchen, dining and living area, providing an outstanding space for both everyday family life and entertaining on a grand scale. The beautifully designed kitchen features a magnificent Carrara marble island, bespoke cabinetry and premium Miele appliances. Expansive dining and seating areas create a seamless, welcoming environment, combining contemporary sophistication with exceptional functionality.

An impressive first-floor landing leads to the magnificent principal bedroom suite, a luxurious private retreat of exceptional proportions. This beautifully appointed suite incorporates an elegant seating area with fireplace, an expansive bespoke walk-in wardrobe and a stunning en-suite bathroom featuring a double shower. Three further generously sized bedrooms occupy this floor, each benefiting from its own beautifully finished en-suite bathroom and private walk-in wardrobe.

The second floor is dedicated to both leisure and additional accommodation, featuring an impressive private cinema with a spectacular star-studded ceiling, creating an immersive setting for film nights and entertaining. An expansive games room provides a further exceptional recreational space, while the fifth bedroom, complete with its own en-suite bathroom and walk-in wardrobe, offers luxurious and private accommodation for family or guests.

Externally, Caspian House enjoys a beautifully secluded rear garden, providing a tranquil setting for relaxation and outdoor entertaining. Generous seating areas and a dedicated BBQ space create the perfect environment for alfresco dining, summer gatherings and family enjoyment.

To the front, the substantial gated driveway complements the property's commanding architectural presence, offering excellent privacy, security and ample parking.

Combining striking Neo-Georgian architecture with exquisite interior design, exceptional living spaces and luxurious bedroom accommodation, Caspian House presents a rare opportunity to acquire an outstanding family residence in one of Hertfordshire's most desirable locations.



SPECIFICATIONS

Key features

- Entrance Hall
- Dining Room/Bar
- Office
- Living Room
- Kitchen
- Utility
- Gym
- Powder Room
- Games room
- Formal lounge
- Movie theatre
- 5 Bedrooms
- 5 En-Suites
- 5 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
- Smart alarm
- Internal and external Wi-Fi

Kitchen

- Miele oven and microwave combi oven
- Miele induction hob
- Full height fridge
- Full height freezer
- Integrated dishwasher
- Marble island
- Bespoke kitchen
- Marble worktops throughout kitchen and utility
- Doors to terrace area

External

- Fire pit
- Ambient lighting
- Camera system
- Landscaped gardens

Bathrooms and WC's

- Automated lighting
- Wall hung toilets
- Rainfall showers

Movie Theatre

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



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

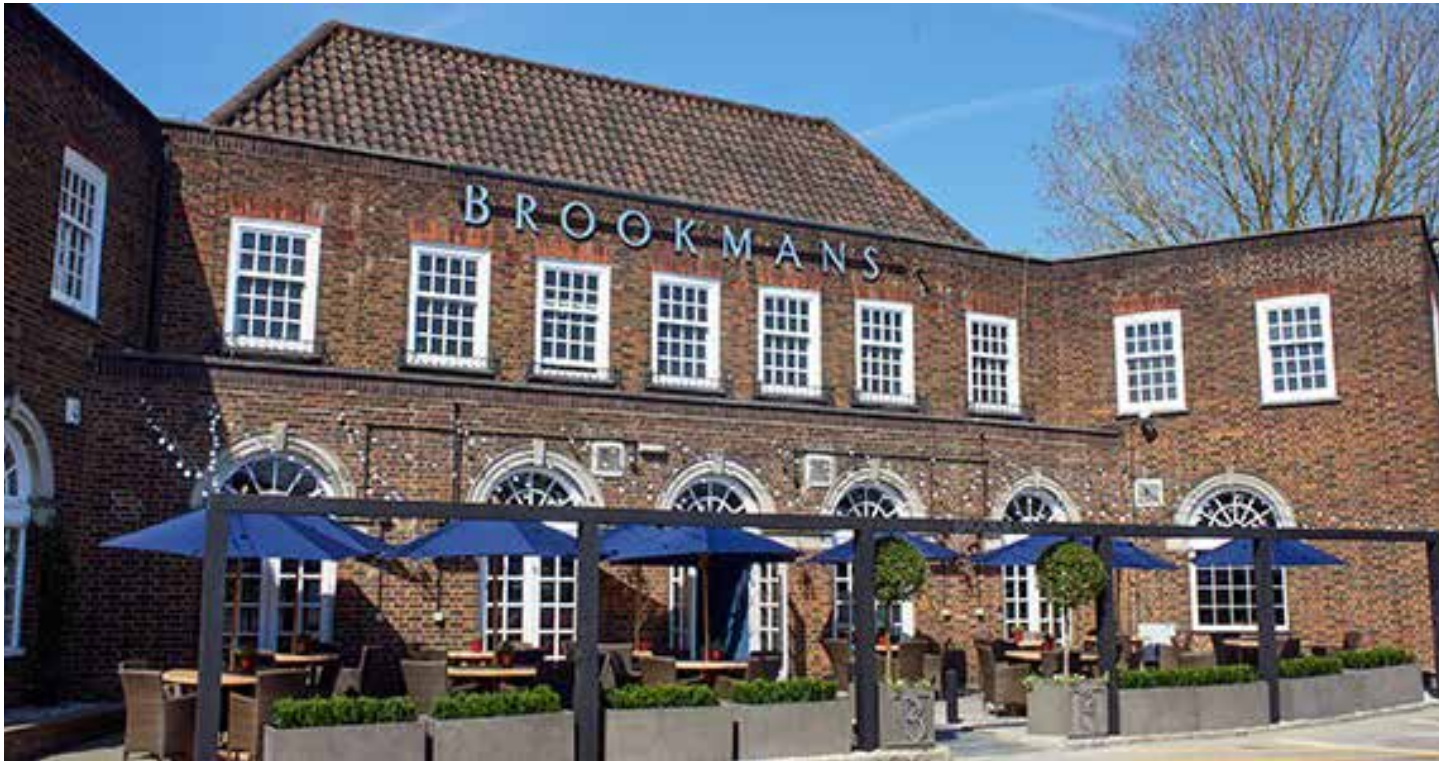
- Several excellent schools in the local area including Stormont, Lochinver House, Queenswood, Dame Alice Owen's, Haileybury, Haberdashers Askes, St Albans Girls, and Queen Elizebeth Girls School.

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.



Please contact the Prime Sales Office on 020 8016 4300
paul@statons.com or carolyn@statons.com





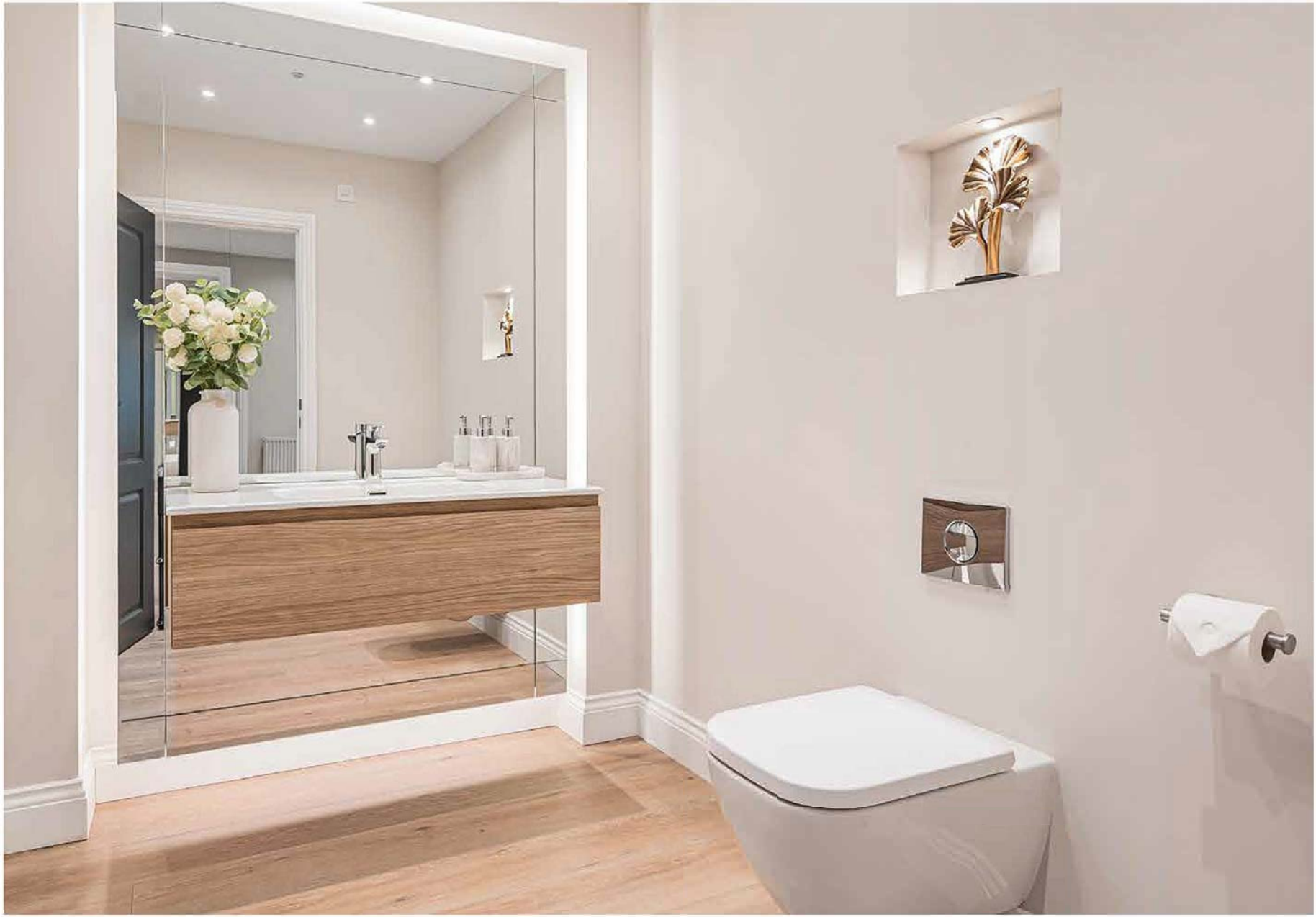




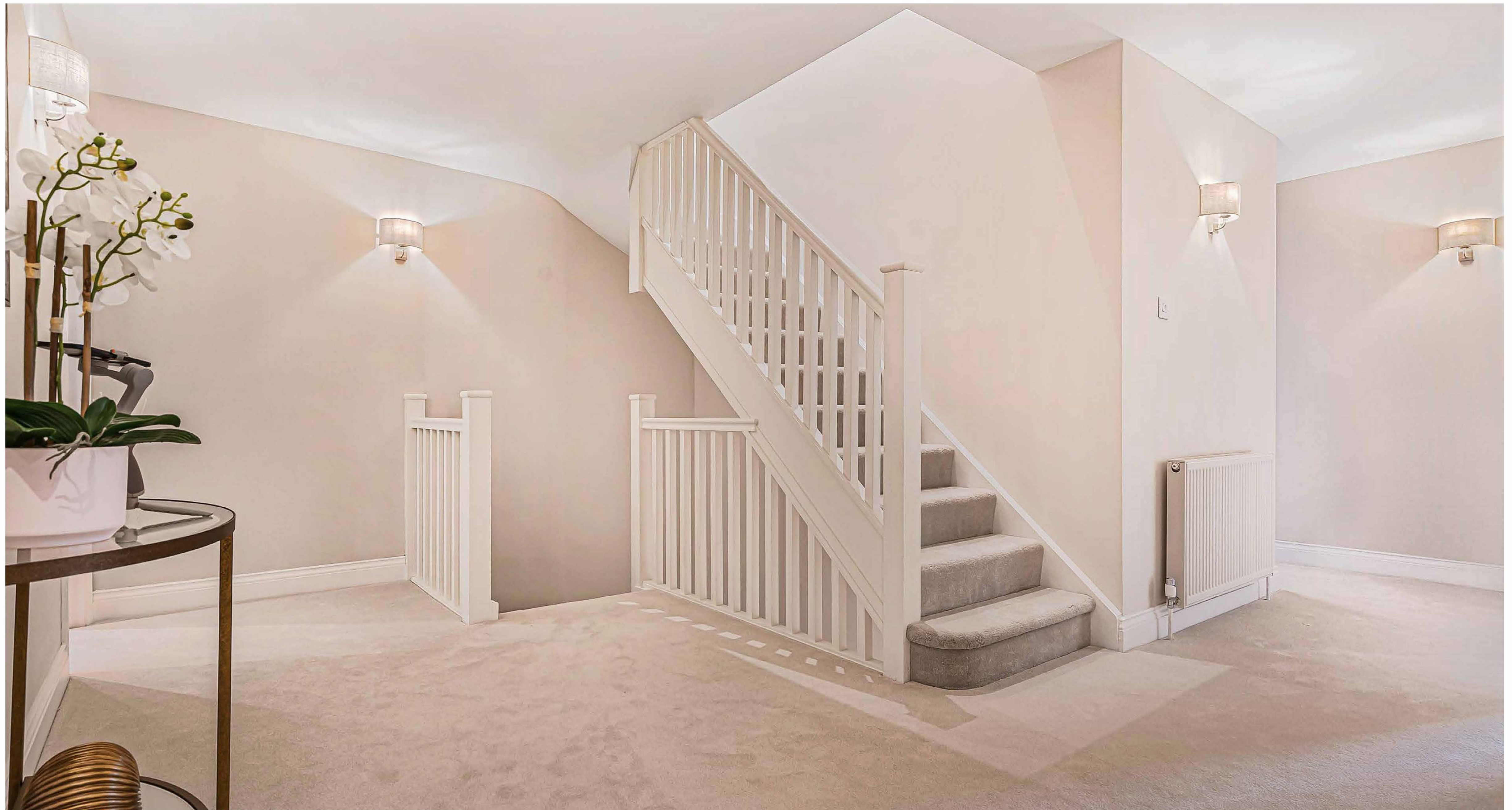










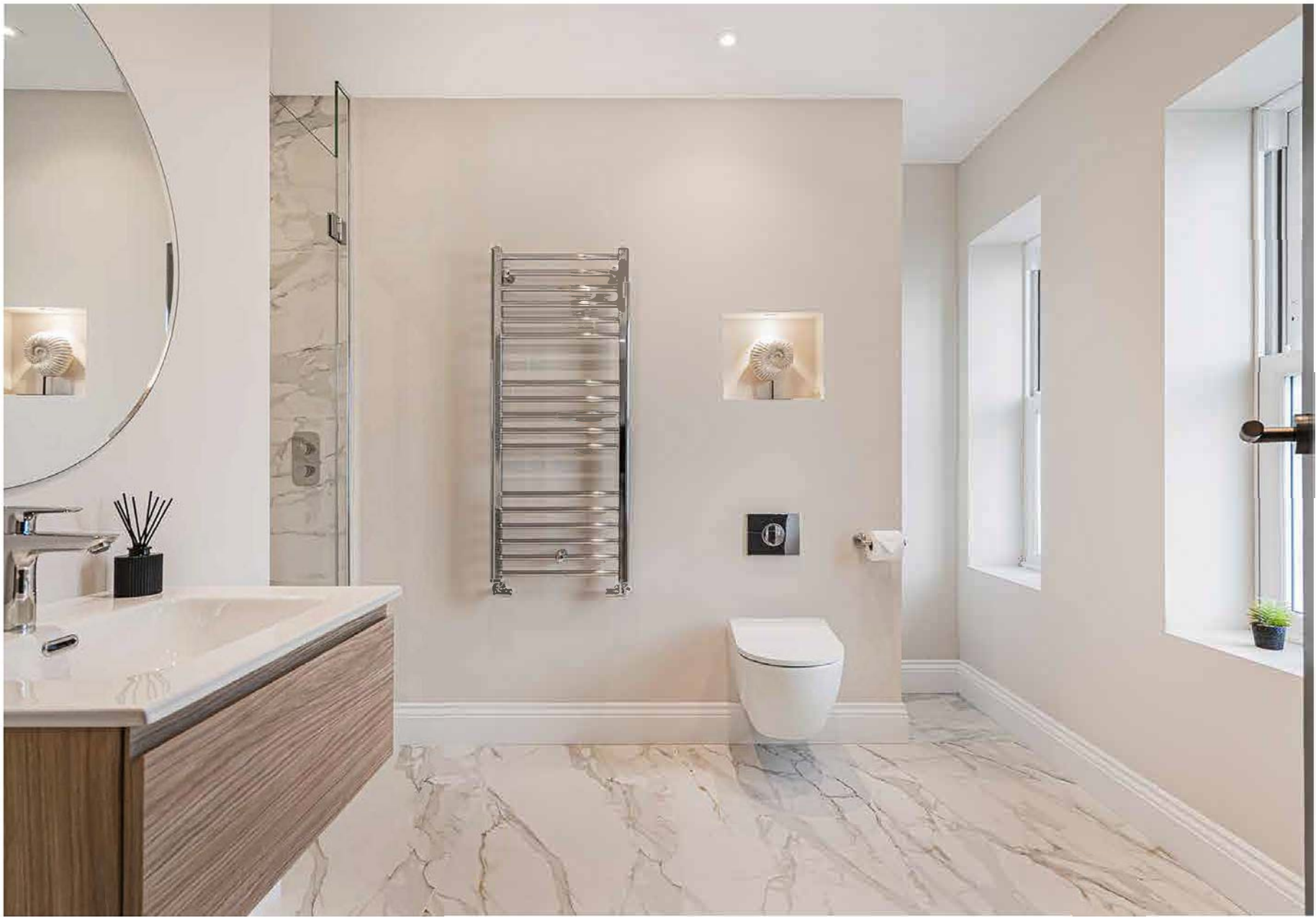


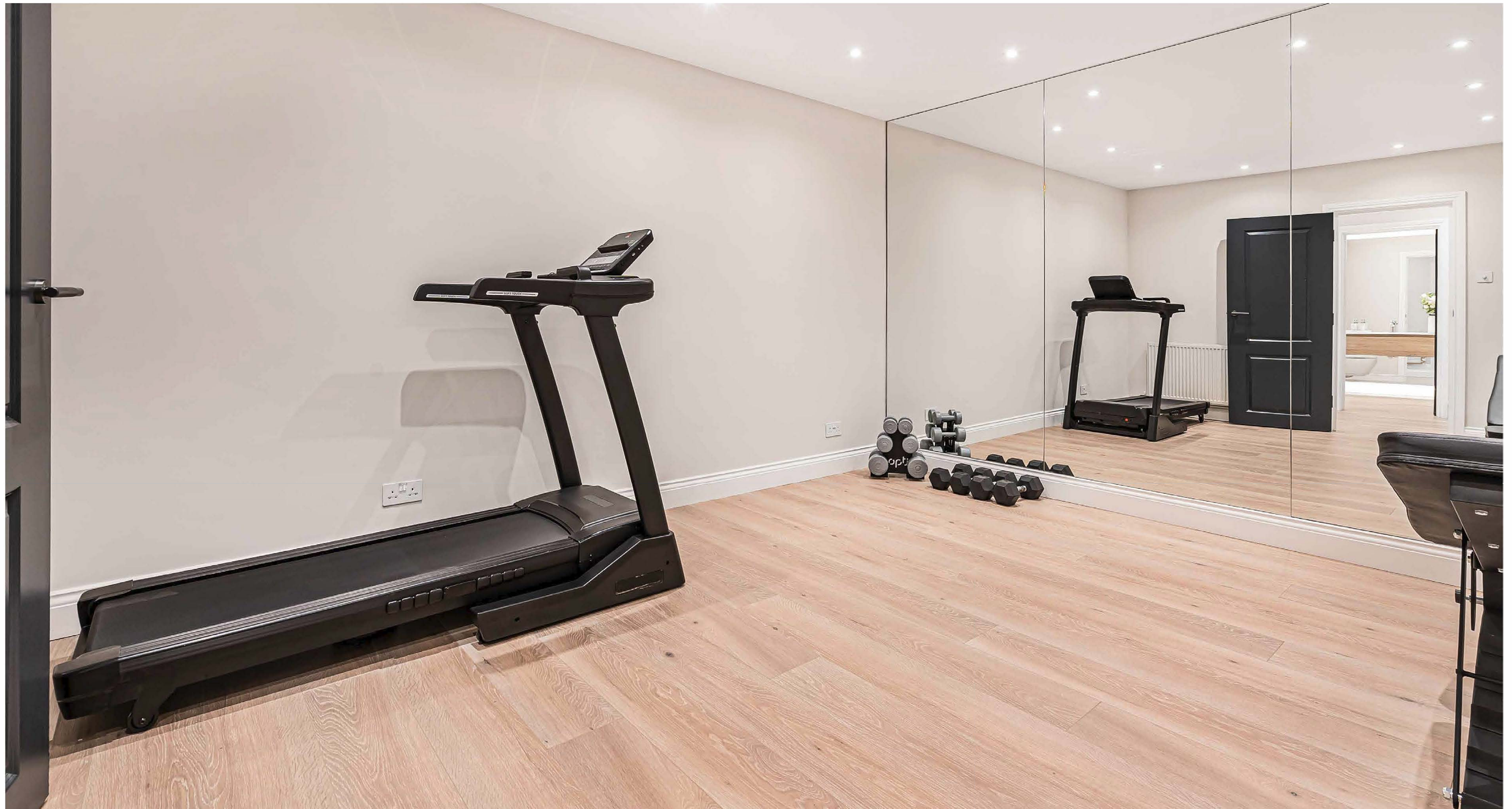






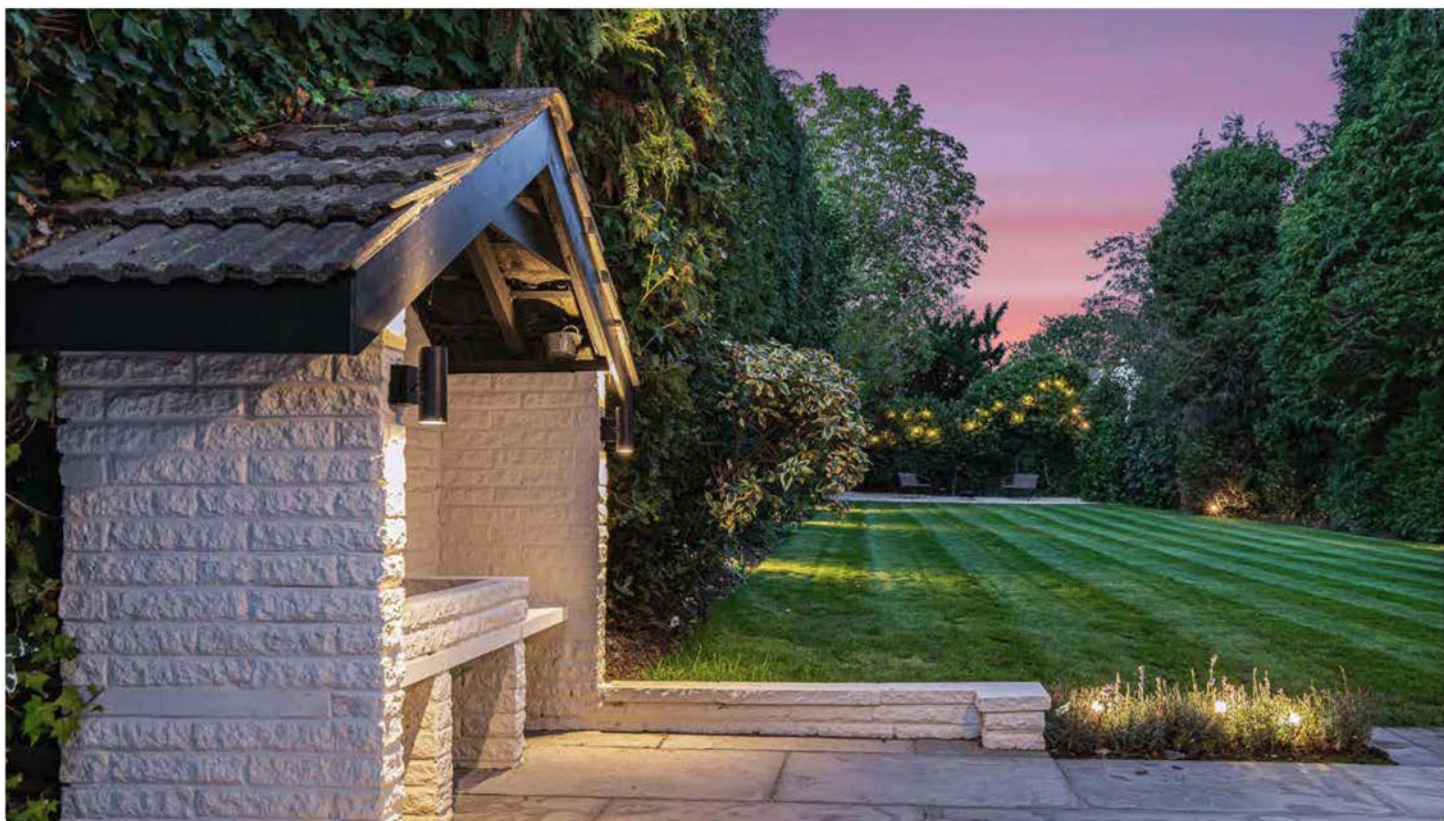










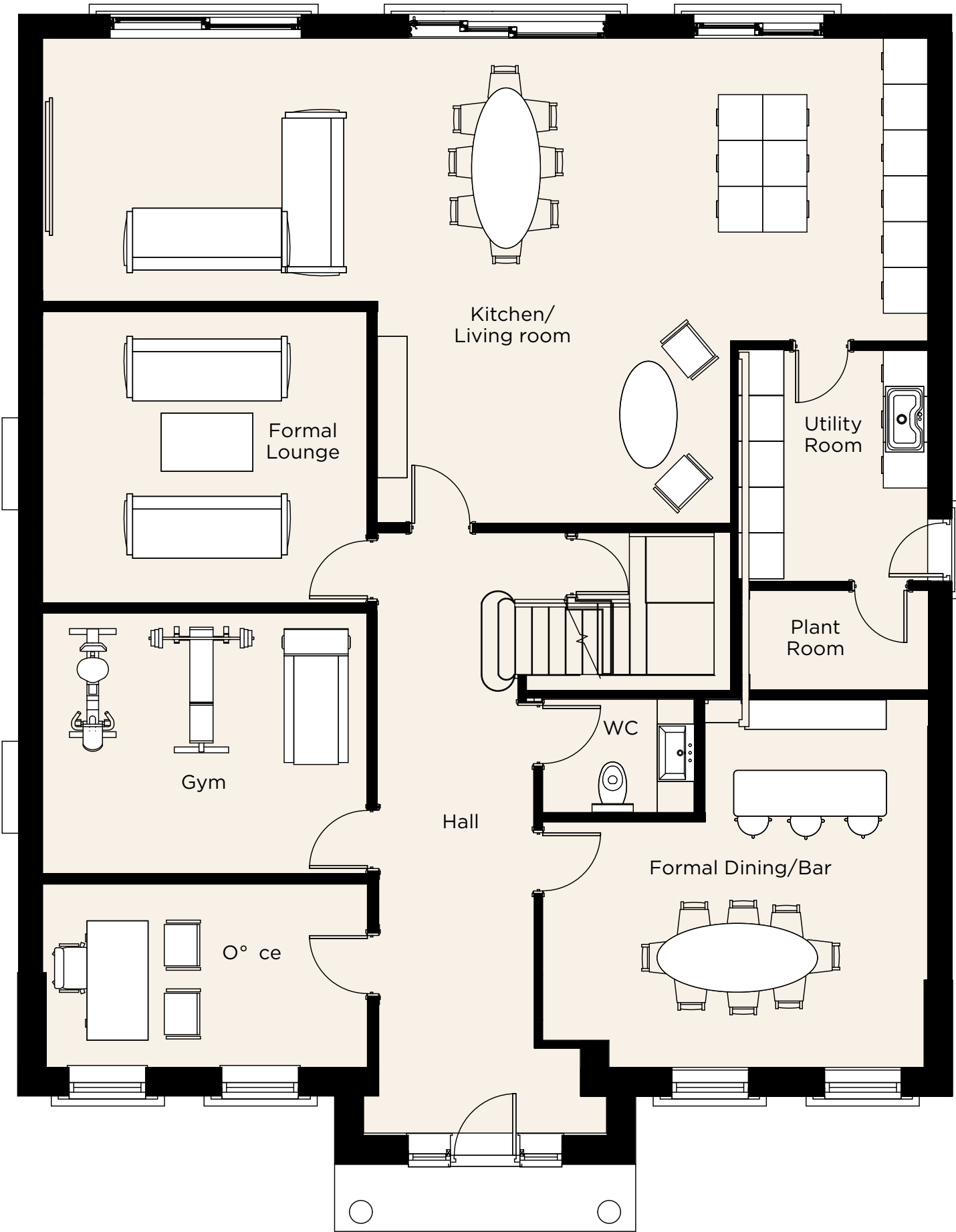




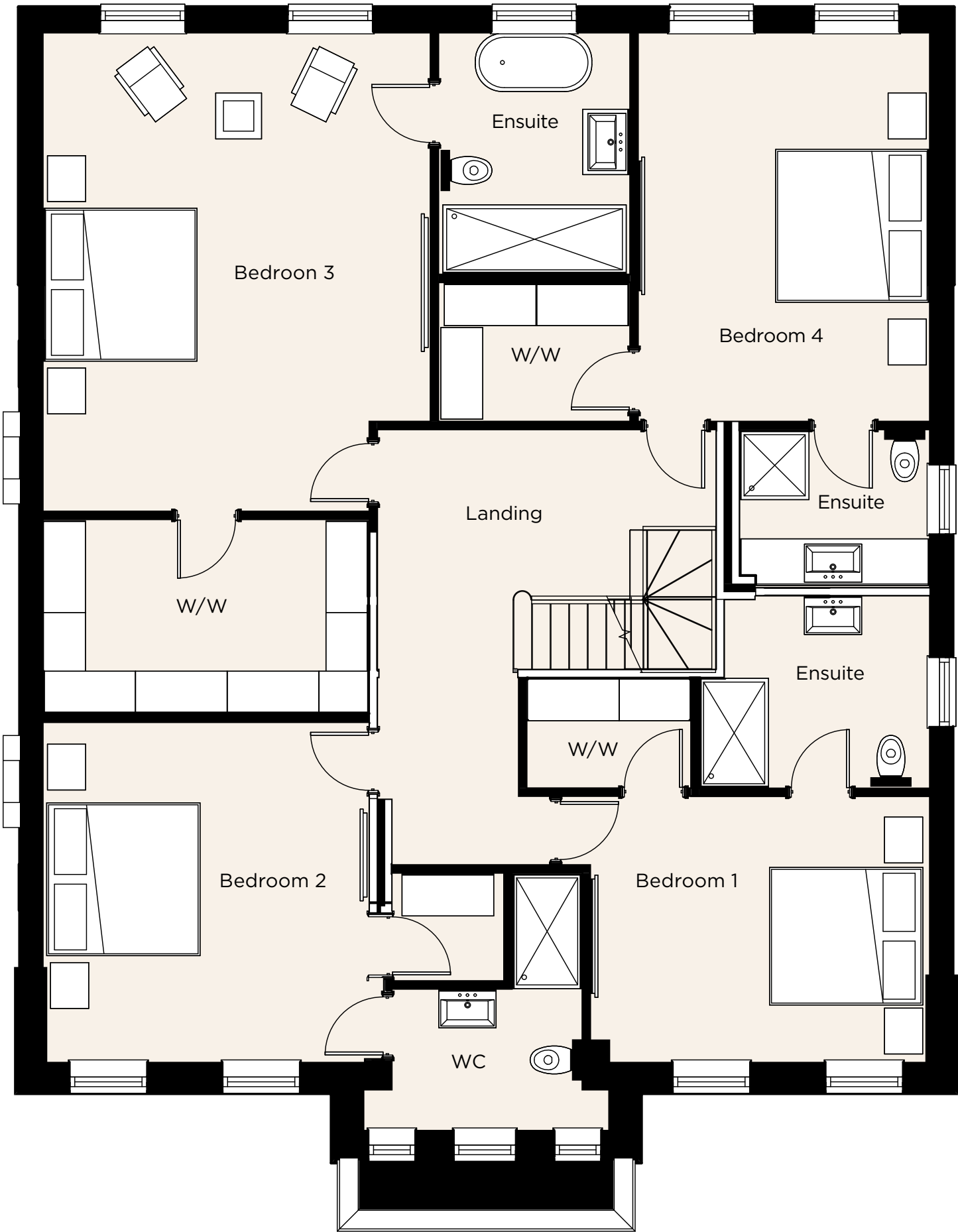
CASPIAN HOUSE, MYMMS DRIVE, BROOKMANS PARK

Total Gross Internal Area: 5388 Sq Ft

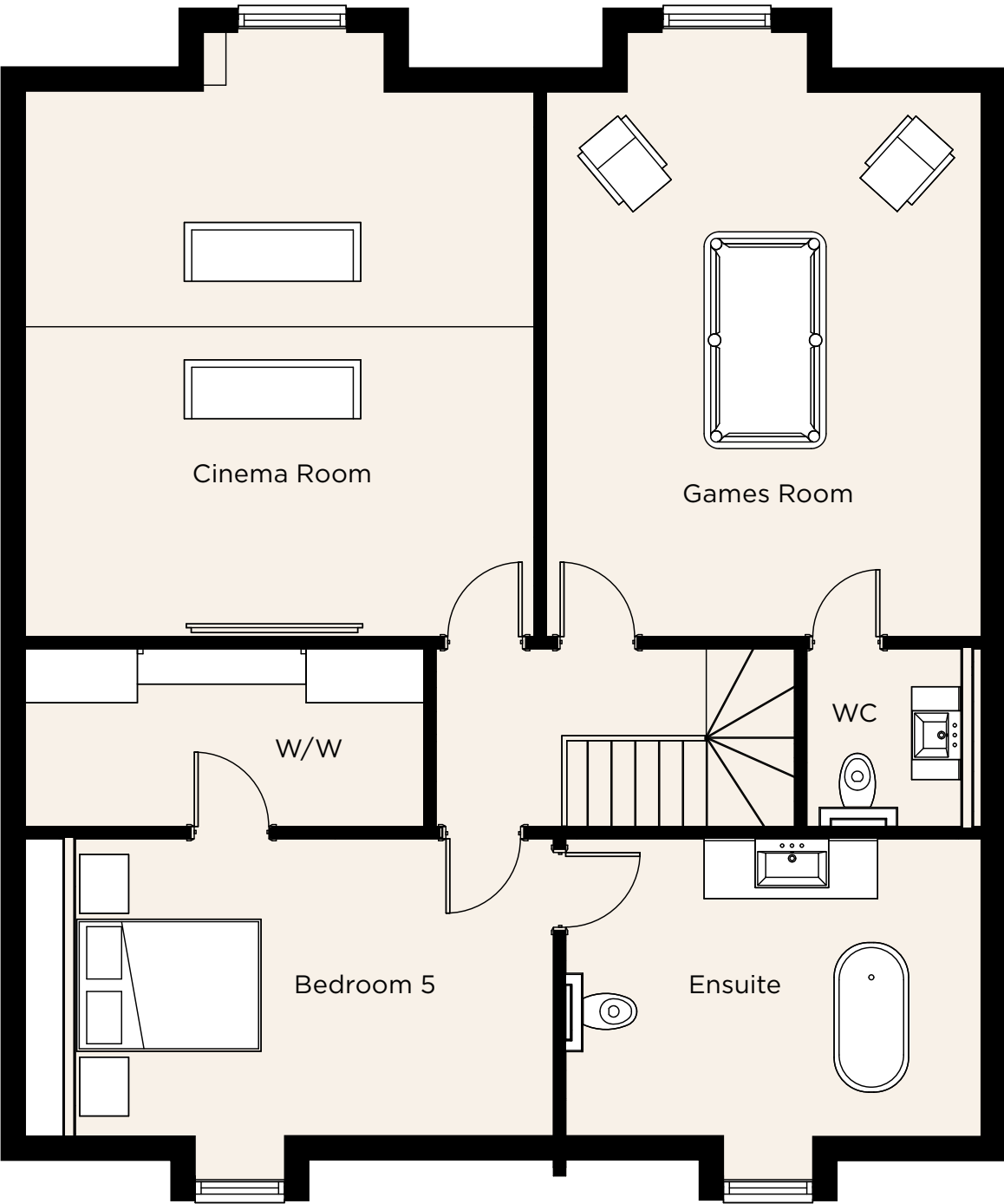
Ground Floor: 2045 Sq Ft



First Floor: 2045 Sq Ft



Second Floor: 1298 Sq Ft



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.

