



AITCHISONS
Country House Department

The Willows | Willows Lane | Water End | Hertfordshire

The Willows

Willows Lane | Water End | Hertfordshire | HP1 3BN



Situated in the glorious Chiltern Hills, this magnificent family residence provides extensive accommodation, together with a luxurious indoor heated swimming pool, garage block with staff flat over, two acre formal gardens with flood lit hard tennis court and private lake, plus twenty four acres of pastureland, helicopter hanger and landing pad.

ACCOMMODATION

Reception Hall | Cloakroom | Sitting Room | Office | Conservatory
Drawing Room | Dining Room | Kitchen/Breakfast Room
Two Large Bedroom Suites with Bathrooms and Dressing Rooms
Three/Four Additional Bedrooms | Three Further Bathrooms | Utility Room
Boiler Room | Garage Block with Staff Flat | Indoor Heated Swimming Pool

EXTERIOR

Lake | Hard Tennis Court | Twenty Four Acres of Paddock Land
Helicopter Hanger and Landing Pad

*Berkhamsted 3 miles, Hemel Hempstead
2½ miles, Euston Line Station 3 miles,
Luton Airport 12 miles*

DESCRIPTION

The Willows is a splendid private family residence of brick construction under tiled roof slopes, complemented by dark stained window frames and joinery. It provides excellent accommodation and facilities, with features including an indoor heated swimming pool, floodlit hard tennis court, separate staff annexe, private helicopter hanger and landing

pad, all set within twenty six acres of garden and pastureland.

The accommodation is very spaciouly proportioned and incorporates an exclusive Simon Taylor kitchen, in figured maple and granite, with a comprehensive range of appliances. The thirty eight foot long conservatory has a bright



southerly aspect, Travertine flooring and underfloor heating, whilst the extensive drawing room forms the hub of the house, interconnecting to the kitchen and conservatory which adjoin the large dining room. It forms excellent family living space and is ideal for entertaining.

A ground floor bedroom/office with adjoining bathroom has potential to be self-contained, if required, whilst there is also a staff flat above the double garage.

On the first floor there are two large bedroom suites with dressing rooms and bathrooms, plus three further bedrooms, one with an en suite bathroom and two sharing the family bathroom.

The windows are double glazed and heating is provided by three calor gas boilers, ensuring a high level of comfort. The property has three-phase electricity, TV/satellite dish system to bedrooms and CAT5 wiring. The magnificent heated swimming pool complex is linked to the house and provides a generous size pool with surrounding leisure facilities, bar area, changing rooms and steam shower.

EXTERIOR

The Willows is situated at the end of Willows Lane, a private road, and has

brick piers and walling denoting the entrance to the driveway and large forecourt, flanked by lawns and lamp posts, and which provides ample turning and car parking space. To one side of the forecourt is the detached garage with staff accommodation above.

The formal gardens extend behind the house and amount to approximately two acres, including a large lake with rockery and waterfall. There is a hard surface floodlit tennis court with perimeter fencing and there is a concrete base for a summerhouse. The undulating well maintained lawns lie to the rear and far side of the house and there is a large greenhouse and garden shed. On the western side there is access to the adjoining pastureland. This extends to approximately twenty four acres and has a separate gated access from Willows Lane, and there is a public footpath which runs along the boundary.

At the southern-most tip of the property there is a large custom-designed hanger constructed to house a helicopter. It is understood that the site is a designated helicopter landing site, signified on aeronautical charts, with site usage arrangements under the auspices of Luton Traffic Control.



SITUATION

The Willows is ideally located away from the road, but within easy reach of major facilities, and sits midway between Hemel Hempstead and Berkhamsted, at Water End. Both towns provide extensive amenities, including good shopping centres, recreational facilities and excellent schooling, including the renowned Berkhamsted Public School for both boys and girls. Transport facilities are convenient with the mainline railway stations to Euston available at both Berkhamsted and Hemel Hempstead, whilst the M1 (Junction 8) and M25 (Junction 20) at Kings Langley are readily accessible for accessing the national motorway network and international airports.

SERVICES

Mains water, electricity and drainage.
LPG fired central heating.

DIRECTIONS

From Berkhamsted proceed up Gravel Path to Berkhamsted Common and turn right to Potten End, continuing through the village and down towards the A4146. Shortly before arriving at the junction Willows Lane will be found on the right hand side and **The Willows** is located at the far end on the left hand side.

LOCAL AUTHORITY

Dacorum Borough Council Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire HP1 1HH
Tel: 01442 228000
Council Tax Band: H

VIEWING

Strictly by appointment with Aitchisons Country House Department
Tel: 01442 873901
Fax: 01442 384601

**154/158 HIGH STREET
BERKHAMSTED
HERTS
HP4 3AT**

Email:
berkhamsted@aitchisons.co.uk

Website:
www.aitchisons.co.uk

*Aitchison Raffety Limited trading as Aitchisons.
Registered Office: 2 Holywell Hill, St Albans,
Hertfordshire AL1 1BZ
Registered in England & Wales No. 3435902*

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Country House Department

154/158 High Street, Berkhamsted, Hertfordshire HP4 3AT

01442 873901

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