

ESSENDON
MANOR
ESSENDON
HERTFORDSHIRE



Essendon Manor is a unique and immaculately presented Grade II listed country house.

The house is set behind a high boundary wall, offering considerable privacy, with an electrically operated gated entrance situated at the edge of the much sought after Essendon village.

Essendon Manor has unbridled views of the Hertfordshire countryside with substantial gardens and grounds that provide a breath taking parkland setting of approximately 9 acres. There are many fine and mature specimen trees, a large area of rhododendrons, a small lake and a golf green.

Some of the many prominent features of this home is the magnificent indoor pool complex benefitting from the following automated systems:

Air-Handling System (Recotherm) with underfloor ducting and pool water temperature control

Minder/Astral Chemical Dosing

Plus:

Electrically key operated hidden Aquatrac Pool Cover

Swim jet, changing room with shower and separate WC

Internal access to plant room

The Garage building can accommodate four/five cars plus a self-contained apartment above. Garden studio and various timber outbuildings

Location:

Essendon is a delightful village in one of the areas most desirable locations in Hertfordshire.

The much-respected Essendon Country Golf Club is within walking distance.

The A1(M) and junction 24 on the M25 provide access to London. There are nearby direct rail links to London's Kings Cross and Moorgate Stations from Brookmans Park and Potters Bar, as well as Liverpool Street from Bayford Station.

Educational facilities in the area include Stormont, Lochinver, Dame Alice Owen, Haileybury, Queenswood, Haberdashers' Askes, St Albans Abbey School as well as many others.



Pool House

Main House

Guest/Staff Apartment & Garages











GROSS INTERNAL AREA INCLUDING SWIMMING POOL, GARAGE BLOCK, STAFF APARTMENT AND CAT COTTAGE

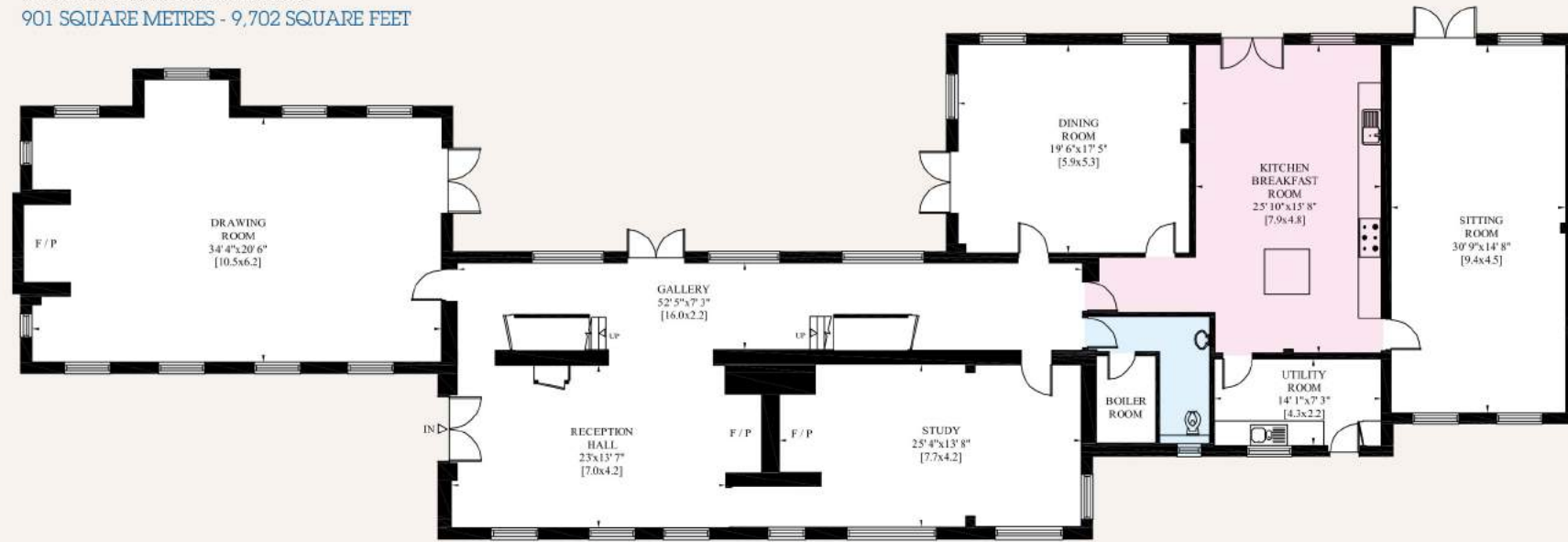
826 SQUARE METRES - 8,893 SQUARE FEET

GROSS INTERNAL AREA OF OUTBUILDINGS

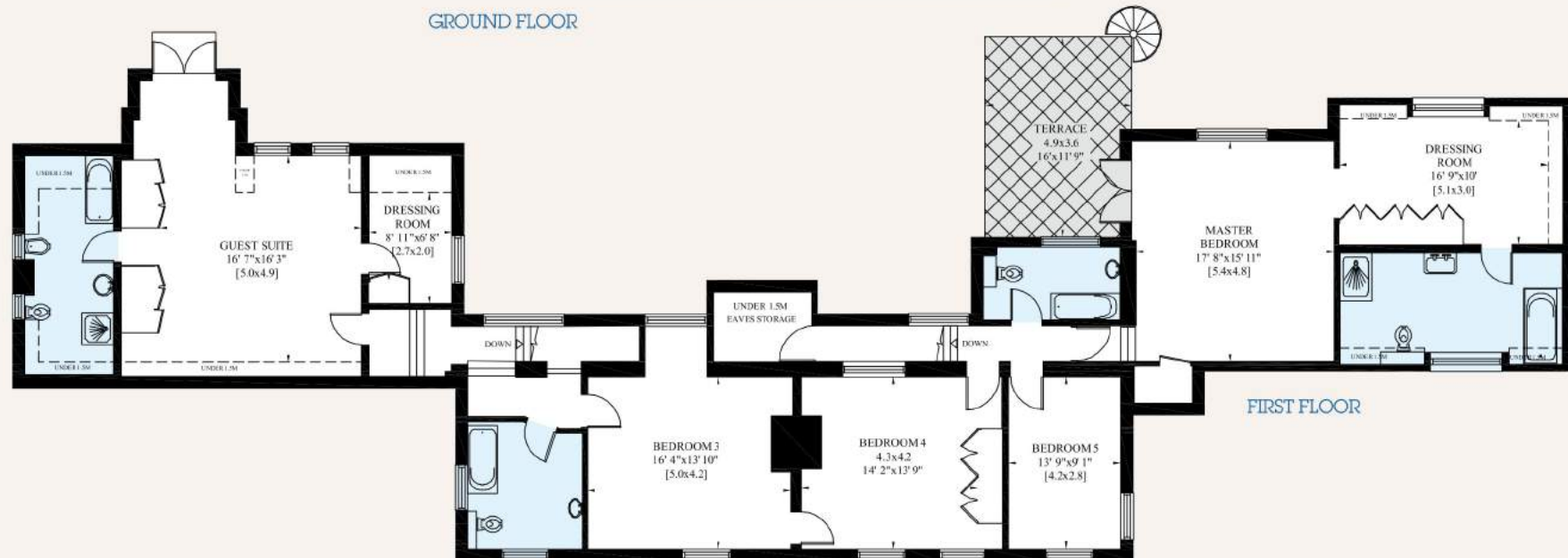
75 SQUARE METRES - 809 SQUARE FEET

TOTAL GROSS INTERNAL AREA

901 SQUARE METRES - 9,702 SQUARE FEET



GROUND FLOOR



FIRST FLOOR

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