

The Barn, Lysley Place  
Brookmans Park, Hertfordshire, AL9 6NZ  
£2,250,000 Freehold

**STATONS**

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Bedrooms 5 | Bathrooms 4 | Receptions 4





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AL9 6NZ**



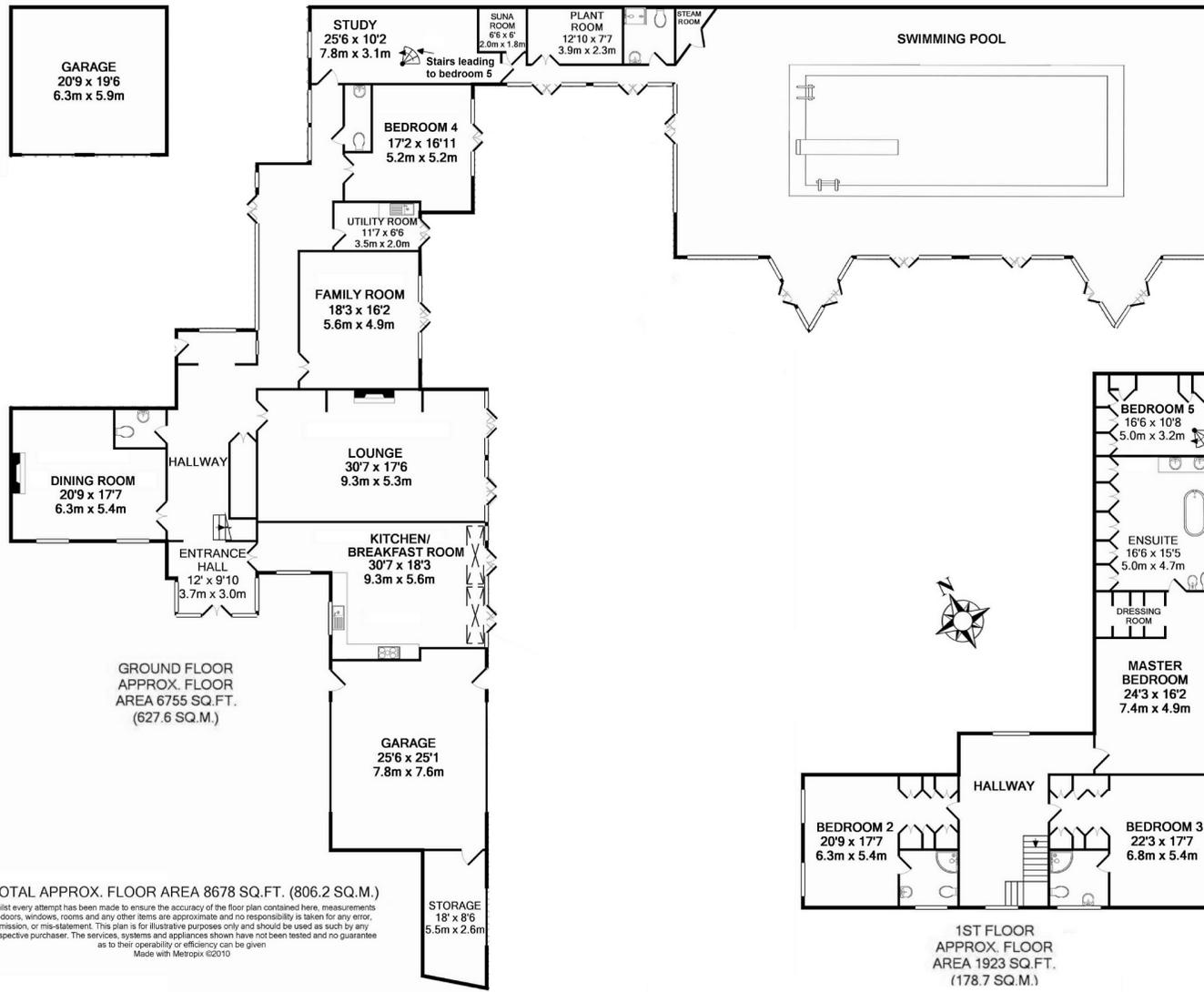
Set back from the road in this exclusive gated development, The Barn is a substantial property of approximately 8678 sq ft arranged over two storeys. The extensive accommodation has been thoughtfully planned to provide well-proportioned and versatile space ideal for both family life and entertaining, with many of the principle reception areas enjoying direct access to the delightful gardens.

Approached via electric gates, The Barn has a block-paved driveway providing ample parking and a circular turntable in front of the two double garages. The house itself features a 33ft reception hall, three reception rooms, a charming kitchen/breakfast room and a study, with five bedrooms and three bath or shower rooms.

The stunning leisure complex is integral to the property and is well equipped with a sauna, Jacuzzi, shower with WC and a heated swimming pool with space for entertaining or gym equipment. This complex enjoys a southerly aspect and benefits from a number of French doors opening onto the attractive paved sun terrace with views of the gardens beyond.

The gardens extend to approximately 1.5 acres and are beautifully maintained and have been landscaped to provide year-round interest with two ponds, mature shrub borders and extensive paved and decked terraces, ideal for al-fresco dining and entertaining. The main gardens are mostly laid to lawn and there is a floodlit tennis court providing additional leisure facilities. Please note - the vendor has obtained planning permission to extend and convert the pool complex.





TOTAL APPROX. FLOOR AREA 8678 SQ.FT. (806.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Best energy efficient - lower running costs	Current	Potential	Best environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
101-105 A			101-105 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
0-20 G			0-20 G		
No energy efficient - higher running costs		No environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & 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.

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