

Essendon Manor, High Road  
Essendon, Hertfordshire, AL9 6HT  
Guide price £4,950,000 Freehold

**STATONS**

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Bedrooms 6 | Bathrooms 6 | Receptions 5





Essendon Manor, High Road  
Essendon, Hertfordshire  
AL9 6HT



Essendon Manor is a unique and immaculately presented Grade II listed modernised residence.

The property is set behind a high boundary wall with an electrically operated gated entrance on the edge of the much sought after Essendon village.

Essendon Manor has unbridled views with substantial gardens and grounds that provide a wonderful 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, a four/five car garage with a fully self-contained residence above.

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 Londons Kings Cross and Moorgate Stations from Brookmans Park and Potters Bar, as well as Liverpool Street from Bayford Station.

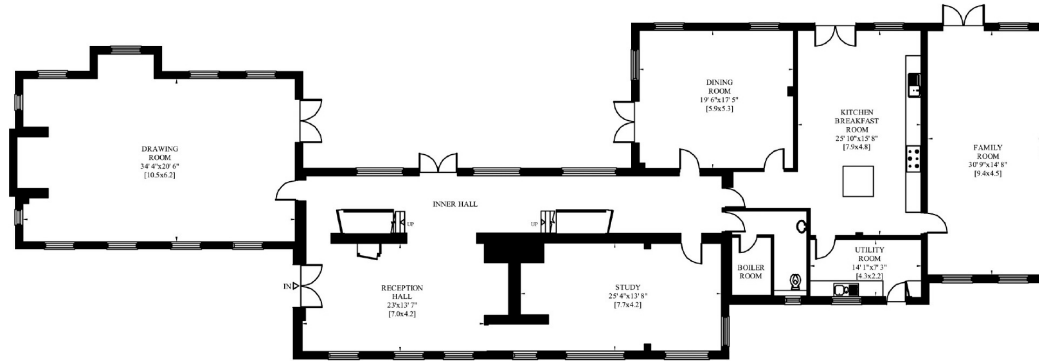
Educational facilities in the area include Stormont, Lochinver, Dame Alice Owen, Haileybury, Queenswood, Haberdashers Askes, St Albans



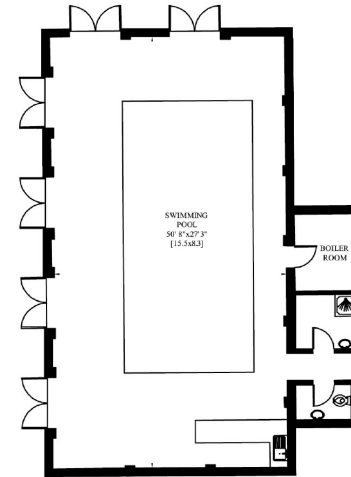


**ESSENDON MANOR  
HIGH ROAD  
ESSENDON AL9 6HT**

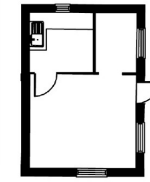
Gross Internal Area: 805 Sq. metres  
Including Under 1.5m Swimming Pool and  
Swimming Pool and  
Garage



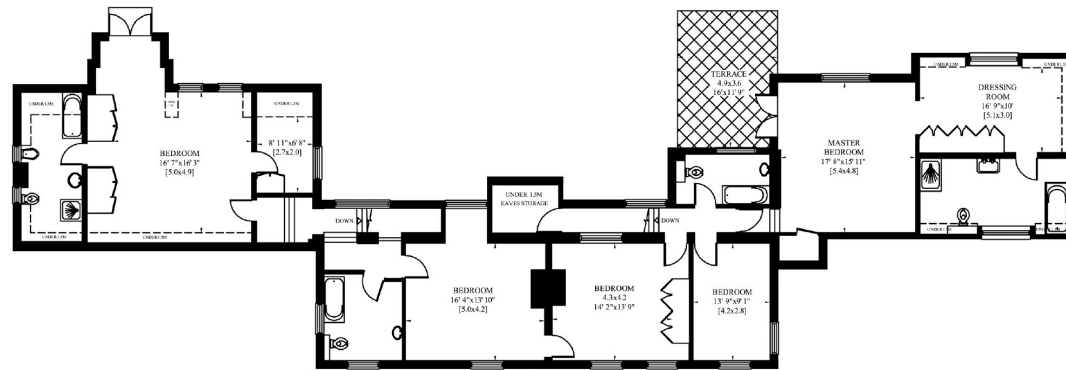
GROUND FLOOR



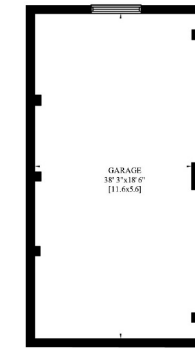
POOL COMPLEX



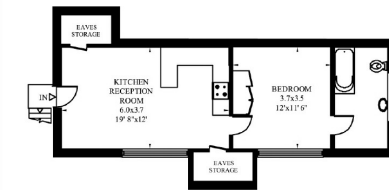
CAT COTTAGE  
TIMBER BUILDING



FIRST FLOOR



GARAGE BLOCK



GARAGE / STAFF FLAT  
ABOVE GARAGE

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Star energy efficient - lower running costs	Current	Potential	Most environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
54	61		45	52	

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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