

# S K Y B O R N E

K E N T I S H L A N E A L 9



SKYHALL  
GROUP

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A CONTEMPORARY LATE EDWARDIAN MANSION



# ABOUT THE HOME

SKYBORNE is a truly impressive newly appointed unique home. Its charming architecture is fused with luxurious contemporary interiors, creating a sophisticated and stylish home by the SKYHALL GROUP. Situated in the area's most sought after location on the premier road, the home is located close to London yet in the heart of the exclusive semi-rural area between Essendon and Brookmans Park.

SKYBORNE is accessed through screened automated security gates, onto a large gravel circular driveway with an eye catching fountain and stately landscaped gardens. The private and secluded double plot is set in beautiful mature and manicured grounds of approx. 0.75 acres. The rear garden faces South West and the large frontage overlooks greenbelt countryside.

The main residence consists of 6 bedrooms, 6 bathrooms en-suite and 5 reception rooms, arranged over ground, 1st and 2nd floors.

The main house is entered through full height bespoke oak glazed double doors, allowing light to infuse the striking hallway, with its mirrored ceilings, full height glazed walls, elegant lighting and 60ft vistas through the centre of the home. Beautiful broad plank light oak floors lead into the gallery, where an open

tread oak, glass and stainless steel staircase presents an outstanding feature.

The main reception offers remarkable mirror reflective walls, extensive seating areas, a contemporary in the wall fireplace, dramatic lighting, silk rugs, Italian designer furniture and modern art - creating chic living and entertaining spaces that overlook the expansive rear grounds and pool.

The German high-gloss lacquered designer kitchen is situated in the central hub of the home. Fitted with state of the art Gaggenau appliances and two large Corian islands, the kitchen provides for a great family living space, including an 8-seater breakfast bar. Porcelain heated floors link the kitchen to the open plan conservatory, where a further 8 seater circular glass table provides a great dining space. A sumptuous family / cinema room is ideally located off the main kitchen. The space is spectacularly lit with ambient lighting and walls are clad in smoked grey mirrored glass - offering a relaxed environment to recline and enjoy the 75" 4K Samsung Smart TV and 5 speaker ceiling surround sound system.

A sizeable study, additional 12 seater formal dining room, WC and utility laundry room/ prep kitchen completes the well appointed and balanced circulation of the ground floor accommodation.





## ACCOMMODATION

7300 SQ. FT. APPROX.

5 RECEPTIONS INCLUDING CINEMA

6 BEDROOMS EN-SUITE

DETACHED LODGE HOUSE WITH FULL LIVING ACCOM.

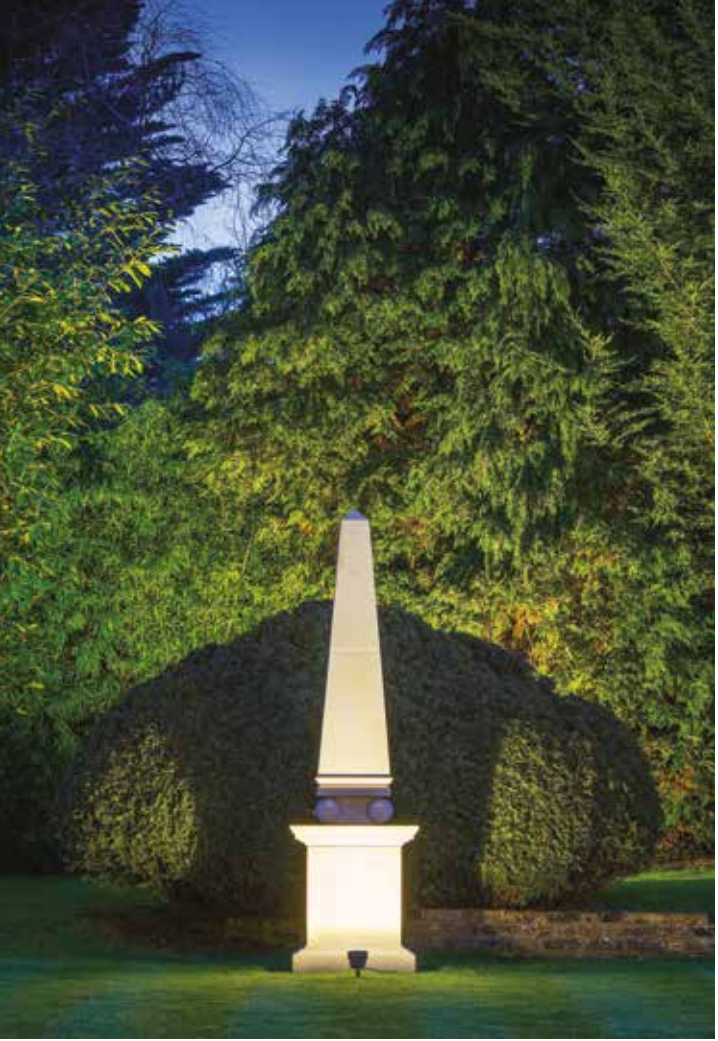
OUTDOOR HEATED POOL WITH JACUZZI

GYMNASIUM / STUDIO, POOL HOUSE, SAUNA

TRIPLE GARAGE, PRIVATE ROOF TERRACE









# THE MASTER SUITE

The large first floor landing leads to an opulent Master suite.

The Master bed is positioned under a twinkling *starry sky* ceiling. The exclusive bedroom suite offers his and hers bespoke designer walk-in wardrobes with a glass fronted shoe wall, as well as a luxurious white leather seating and dressing table area. The pure design of the Master bathroom with in-ceiling rain shower, sleek Villeroy Boch and Hansgrohe sanitary ware is grand and cleverly lit. The Master bedroom suite has prime views over the topiary gardens, palm trees and large stone garden obelisk, which are dramatically lit at night.

The further 5 en-suite double bedrooms are bright and substantial in size, with a secluded, hedge lined lit roof terrace, accessed from a first floor bedroom.







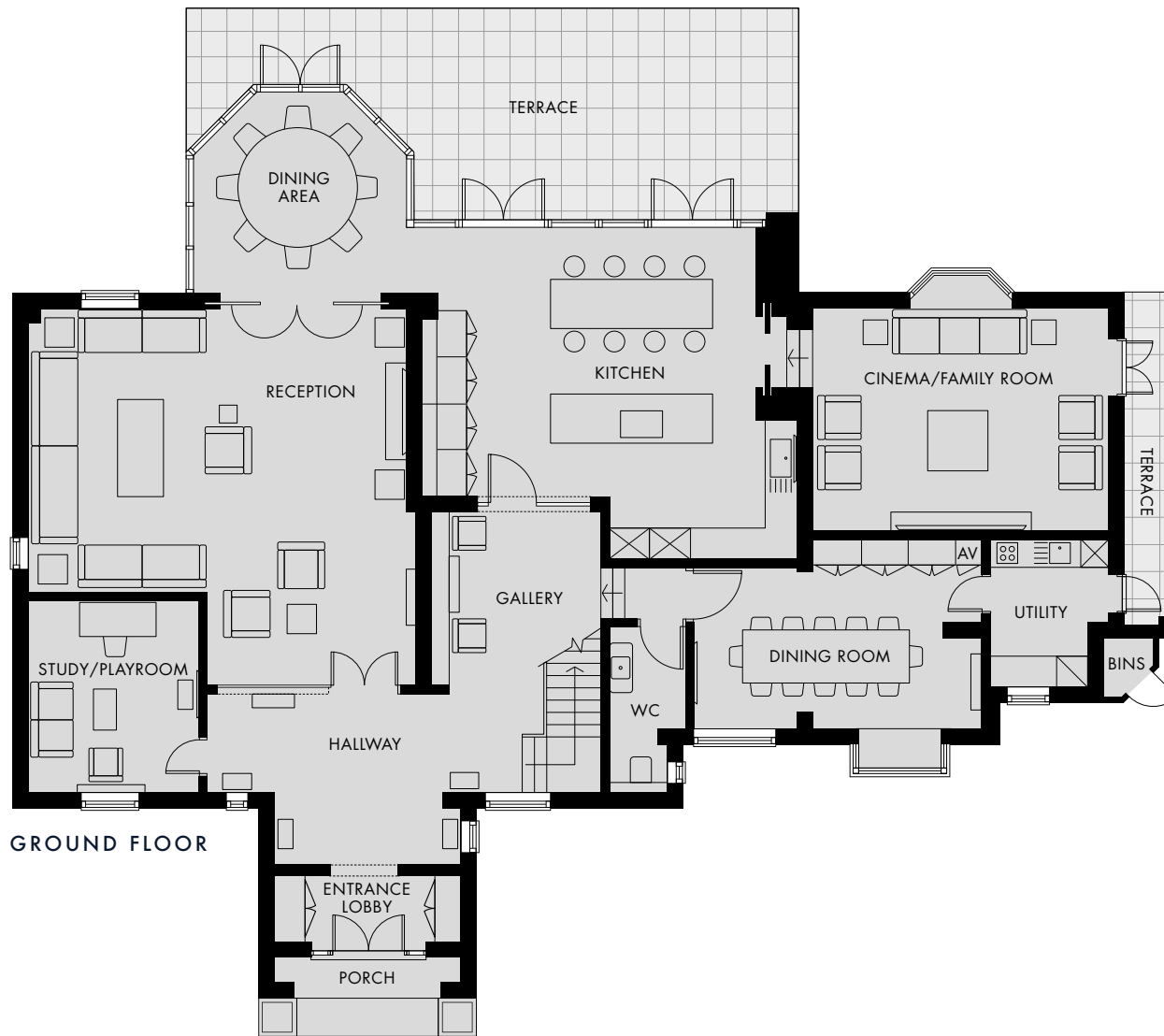
# THE LODGE HOUSE & GARDENS

In addition, the property boasts a fully self-contained Lodge House, adjacent to the main house, with an open plan living and dining space, fully equipped kitchen, bedroom, dressing room, shower room, sauna and WC. Large glazed sliding doors overlook the rear gardens, creating a light and relaxing living space that offers abundant possibilities for future owners to tailor this flexible accommodation to suit their own lifestyle requirements. Adjoined to the lodge house is a heated triple garage with metallic silver Hormann automated doors.

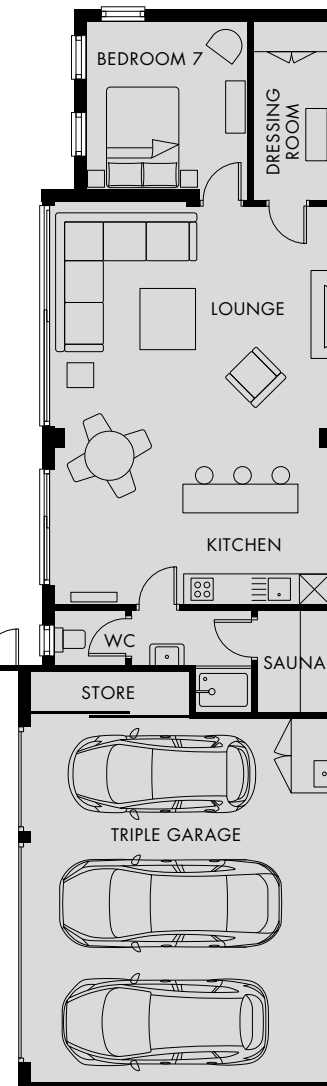
To the rear of the gardens is the self contained and heated gym/studio outbuilding, equipped with a TV and Sonos system, overlooking the large outdoor heated swimming pool and Jacuzzi. Furthermore, a pool house outbuilding offers changing, shower and WC facilities, and also houses the pool equipment.



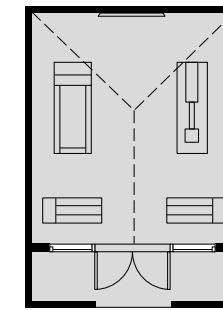




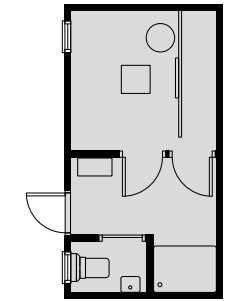
GROUND FLOOR



LODGE HOUSE



GYMNASIUM / STUDIO



POOL HOUSE & CHANGING FACILITIES

## FLOORPLANS

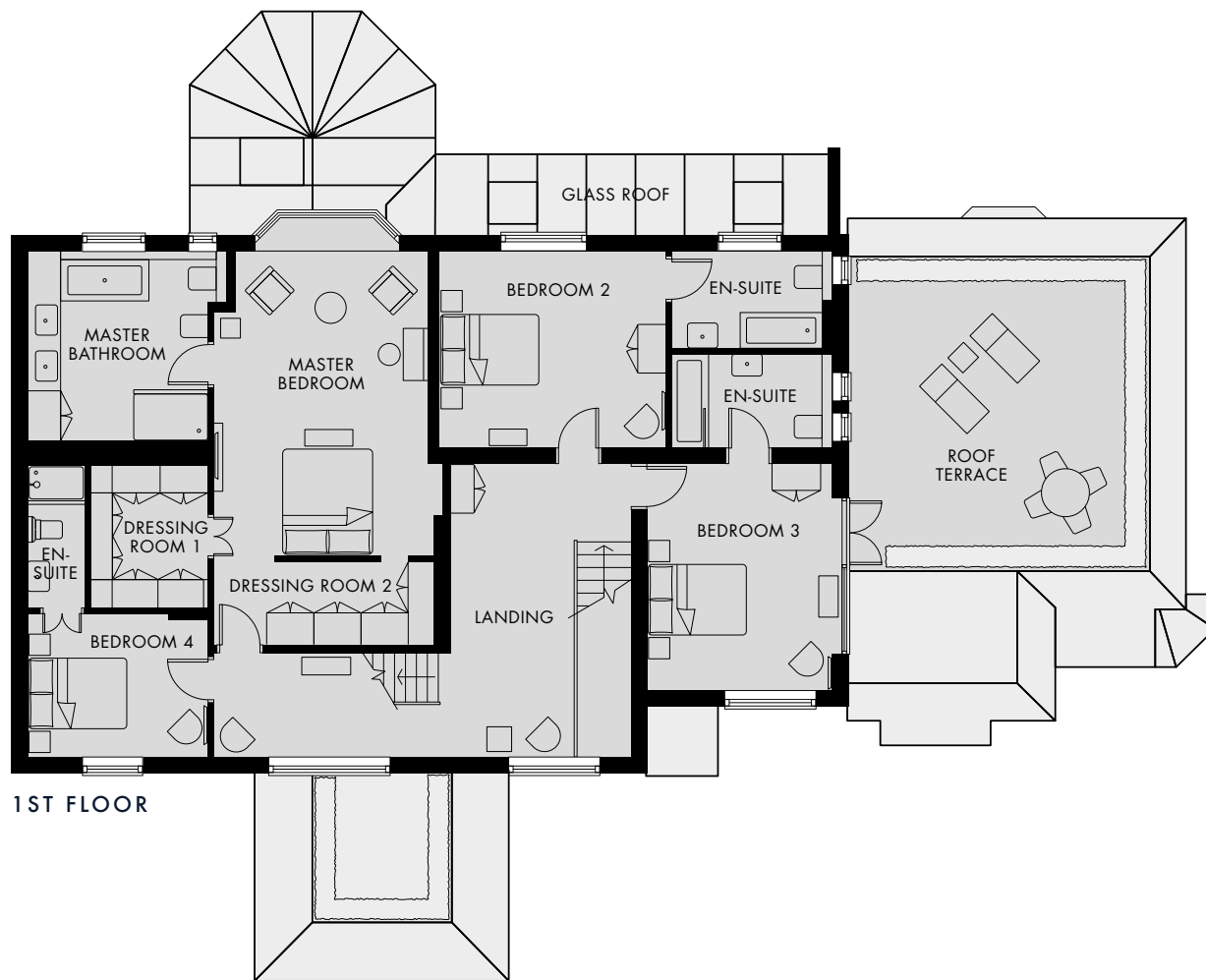
TOTAL G.I.A.  
7,300 SQ.FT. APPROX.

### GROUND FLOOR

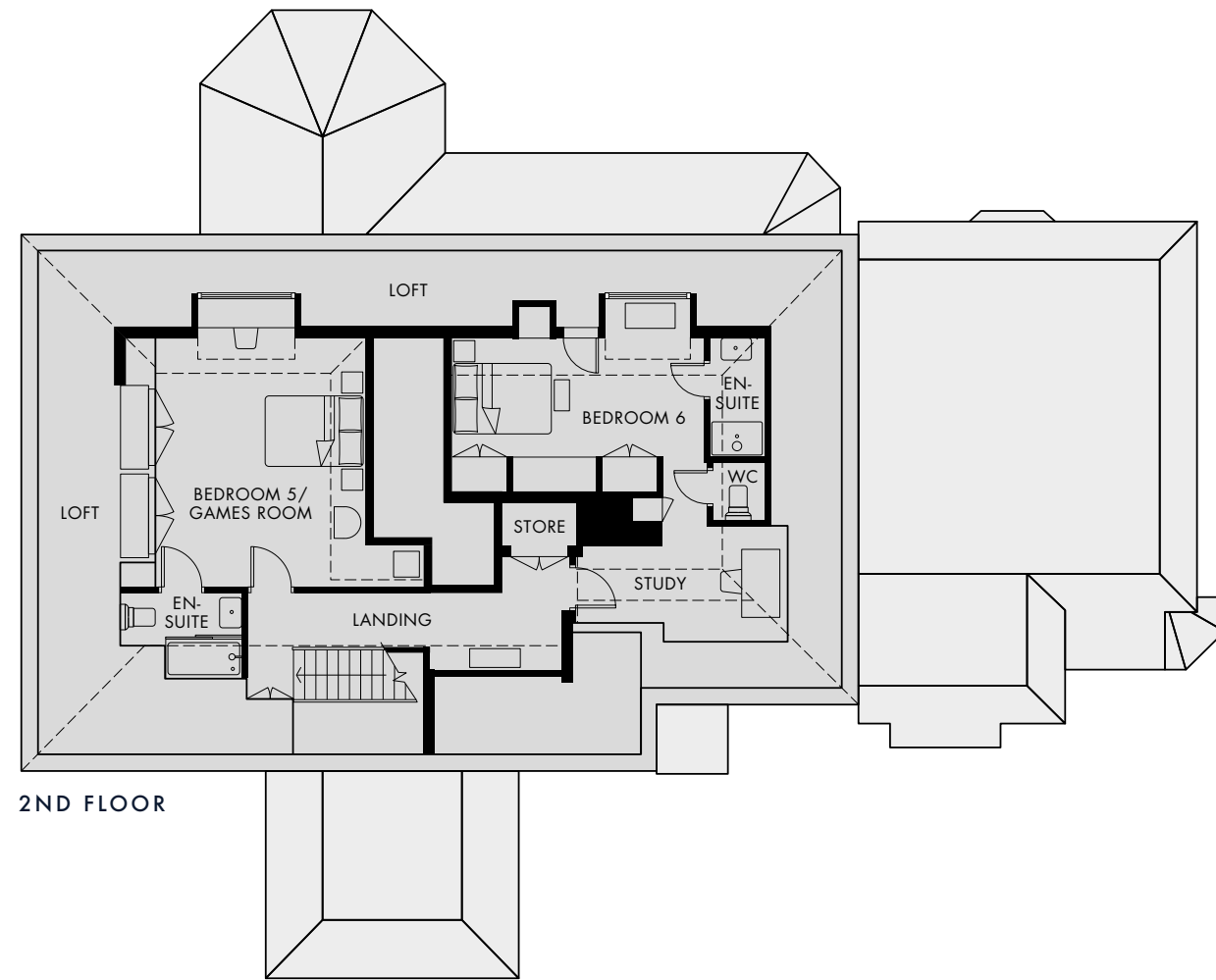
Entrance Lobby	1.73 x 2.61m	5'8" x 8'7"
Hallway	3.70 x 5.30m	12'2" x 17'5"
Gallery	3.25 x 6.20m	10'8" x 20'4"
Study / Playroom	3.71 x 4.00m	12'2" x 13'2"
Reception	8.08 x 8.58m	26'6" x 28'2"
Dining Area	4.33 x 4.68m	14'3" x 15'4"
Kitchen	7.23 x 7.73m	23'9" x 25'4"
Cinema / Fam.Room	4.70 x 6.44m	15'5" x 21'2"
WC	1.50 x 3.50m	4'11" x 11'6"
Dining Room	4.10 x 6.20m	13'5" x 20'4"
Utility	2.84 x 3.28m	9'4" x 10'9"
Rear Terrace	5.50 x 12.60m	18'1" x 41'4"

### LODGE HOUSE & OUTBUILDINGS

Triple Garage	6.20 x 7.20m	20'4" x 23'7"
Store	0.80 x 3.00m	2'7" x 9'11"
Lounge & Kitchen	5.75 x 8.00m	18'10" x 26'3"
WC/Shower Room	2.00 x 4.10m	6'7" x 13'5"
Sauna	1.45 x 2.00m	4'9" x 6'7"
Bedroom 7	3.40 x 3.50m	11'2" x 11'6"
Dressing Room	1.30 x 3.70m	4'3" x 12'2"
Gymnasium/Studio	3.80 x 4.40m	12'6" x 14'5"
Pool House	2.75 x 5.60m	9'0" x 18'4"



1ST FLOOR



2ND FLOOR

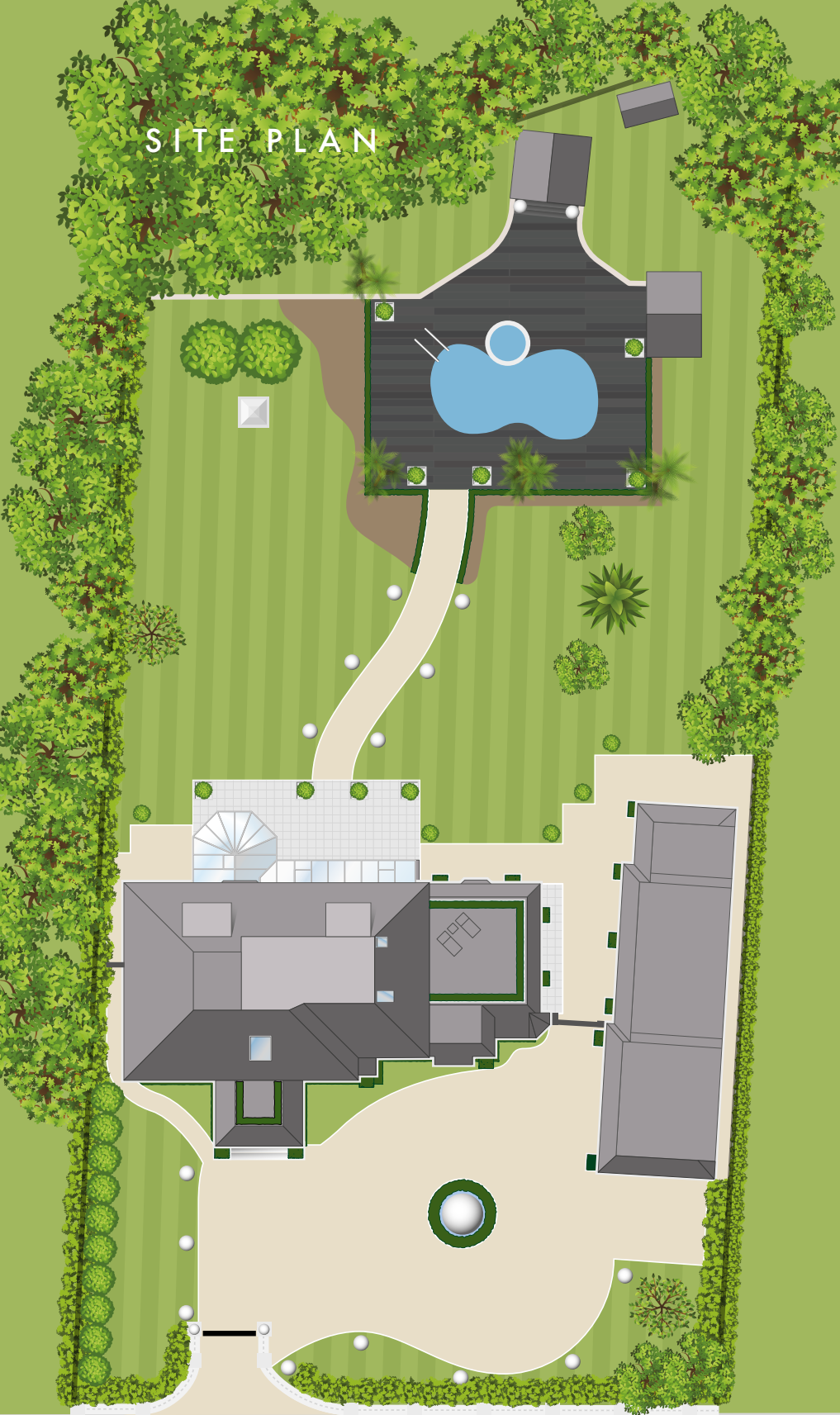
## 1ST FLOOR

Landing	6.03 x 7.34m	19'9" x 24'1"
Master Bedroom	4.54 x 6.70m	14'11" x 22'0"
Master Bathroom	4.00 x 4.02m	13'1" x 13'2"
Dressing Room 1	2.40 x 2.95m	7'10" x 9'8"
Dressing Room 2	1.70 x 4.54m	5'7" x 14'11"
Bedroom 2	4.10 x 4.70m	13'5" x 15'5"
En-Suite	2.10 x 3.24m	6'11" x 10'8"
Bedroom 3	4.05 x 4.74m	13'3" x 15'6"
Ensuite	1.90 x 3.20m	6'3" x 10'6"
Bedroom 4	2.95 x 3.84m	9'8" x 12'7"
En-Suite	1.19 x 3.14m	3'11" x 10'4"
Roof Terrace	5.85 x 5.90m	19'2" x 19'4"

## 2ND FLOOR

Landing	1.60 x 7.10m	5'3" x 23'4"
Bedroom 5 / G.Room	5.10 x 5.90m	16'9" x 19'4"
En-Suite	1.75 x 2.00m	5'9" x 6'7"
Store	1.30 x 1.70m	4'3" x 5'7"
Study Area	2.33 x 4.20m	7'8" x 13'9"
Bedroom 6	3.35 x 5.20m	11'0" x 17'1"
En-Suite	1.07 x 2.36m	3'6" x 7'9"
WC	1.00 x 1.17m	3'3" x 3'10"

\*Dimensions are taken from widest points.



## THE AREA & LIFESTYLE

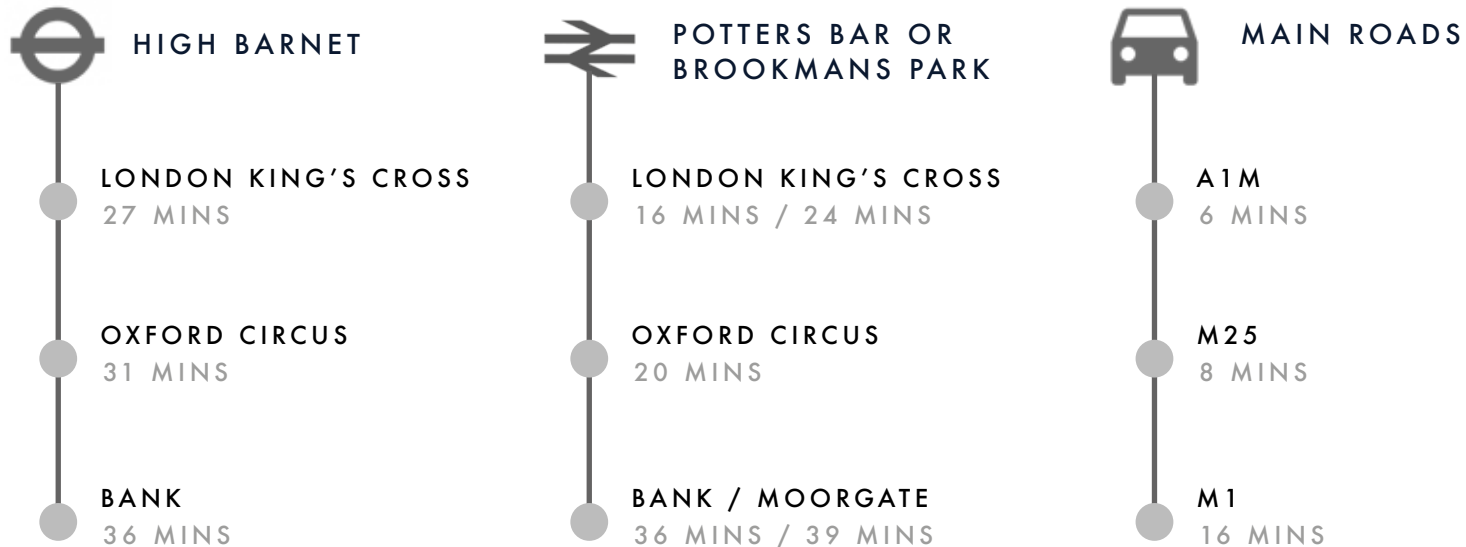
Kentish Lane overlooks the green belt views of Essendon, a peaceful village that is host to several charming and thriving country pubs, serving great food. Nearby are beautiful playing fields, the local Tennis and Cricket Club and the Essendon Country Golf Club situated in a picturesque 400 acre estate, as well as benefitting from the amenities, shops, supermarket, restaurants and bars found in Brookmans Park, just a leisurely walk away. Further sports facilities, horse riding centres and health and fitness clubs are also found in a number of the nearby towns.

The area offers an excellent selection of renowned primary and secondary educational facilities including Lochinver, Stormont, Dame Alice Owens, Haileybury College, Queenswood, Haberdashers Askes, St Albans School, North London Collegiate, Manor Lodge, Aldenham, Mill Hill, Chancellors, Belmont, Lyonsdown, St Martha's Senior School and Queen Elizabeth's Boys & Girls.



# LOCATION & LONDON CONNECTIONS

SKYBORNE offers the best of both worlds - surrounded by countryside yet conveniently close to London. The nearby London Underground Tube, Overground train stations and major motorways offer fast commuter or leisure access to Central London.



## SKYHALL GROUP

The SKYHALL GROUP specialise in designing, developing and constructing ultra high-end prime contemporary homes - from elegant London penthouses, chic Hertfordshire country homes, to unique futuristic masterpieces. The SKYHALL GROUP has built a reputation for creating exclusive and one-off new build and remodelled homes, appointed with the world's finest materials and finishes.

SKYBORNE is fully equipped with state of the art technology, controlled remotely or by smart phone/tablet, including: 4K Samsung smart TV's, 5.1 surround sound system, Sonos operated multi-room music system, Cat 6 cabling and fibreoptic broadband, remote automated gate entry system, CCTV and intruder security system and a Nest and Warmup remote smart heating system.

Warranties and/or Guarantees are available covering various elements at SKYBORNE. The SKYHALL GROUP will also provide a complete and detailed follow up service over the entire property. Further details are available on request.

Misrepresentation: These sales particulars have been produced as a general guide only.

[WWW.SKYHALLGROUP.COM](http://WWW.SKYHALLGROUP.COM)





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