

# SHERBORNE HOUSE AND COTTAGE HADLEY HIGHSTONE





6 BEDROOMS (4 IN HOUSE 2 IN COTTAGE)

4 BATHROOMS (3 IN HOUSE 1 IN COTTAGE)

4 RECEPTIONS (3 IN HOUSE 1 IN COTTAGE)

IMMACULATELY PRESENTED

ACCOMODATION OF 4772 SQ FT IN TOTAL

At the heart of historic Hadley Highstone, Sherborne House and Sherborne Cottage are period family homes of distinction, circa 1900, and set behind a deep security gated carriage driveway offering privacy and seclusion. Sherborne House and Sherborne Cottage are set in the middle of a large plot in excess of half an acre with three separate gardens all expertly landscaped with sun terraces, secret pathways, mature trees and tall hedges.

Sherborne House has been extensively refurbished to an exceptionally high standard throughout and features include CCTV, custom built joinery, the finest quality Italian tiles and underfloor heating to the principal ground floor rooms. At the heart of the house is a majestic hallway with a dramatic double galleried atrium staircase with a central cathedral-style glazed roof and custom-designed wrought iron balustrading. The ground floor of Sherborne House features three excellent entertaining rooms, a large bespoke solid wood kitchen/breakfast room with island and Britannia range, a utility room and a stunning custom-designed powder room with stylish copper trough sink and a wall of suede fronted storage cupboards. The large-scale entertaining rooms all feature very high ceilings and grand windows offering views of the private gardens from all aspects. The period grandeur has been expertly blended with contemporary finishes of the highest standard to create a unique and elegant family home.

On the first floor there is a magnificent air conditioned master bedroom suite featuring a hand built dressing room with a backlit shoe wall and an ultra-luxurious en suite bathroom. There are three further double bedrooms on this level, a large family bathroom and a stylish wet room.

Attached to Sherborne House and linked by a beautiful Amdega conservatory with electric blinds is Sherborne Cottage which offers a large entertaining room, study with potential to turn into a kitchen, two double bedrooms, a shower room and its own private cottage garden.

Sherborne House and Sherborne Cottage offer a rare blend of period elegance with a bright contemporary interior set within a secure gated environment close to Hadley Common.

**'Period entrance  
with a glimpse of  
what the interior  
holds....'**



**'Stylish powder room  
with copper accents'**





**'Magnificent hallway with cathedral style glass atrium'**



'Relaxing drawing room by day'







'Sumptuous cinema room after dark'





'Comfortable TV room with french doors to the garden'



**'Fabulous dining room with feature bay window with Adams style fireplace'**







**'Amdega conservatory with electric blinds'**



**'Hand made solid wood kitchen with triple aspect views'**





**'Bespoke galleried landing'**







**'Luxurious air conditioned master bedroom suite'**









**‘Set within grounds in excess of  
half an acre’**



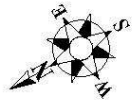


Sherborne Cottage & Garden



# Sherborne House, Hadley Highstone

Approximate Gross Internal Area:  
 443.5 sq.mts. / 4772 sq.ft.  
 (including detached garage)

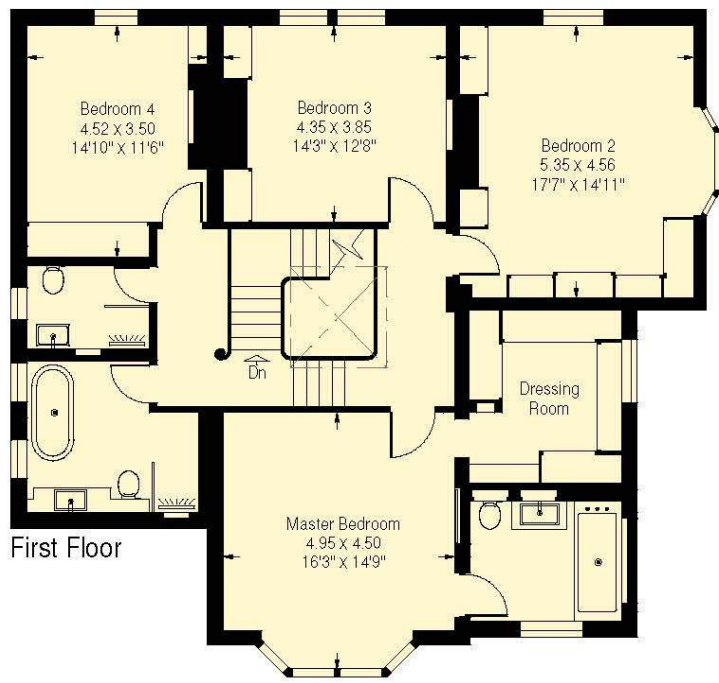


Cottage

First Floor (Cottage)



Ground Floor



First Floor

Floor Plans produced by  
**Proplan**  
 01491 842925

All measurements and figures are taken  
 in accordance with RICS guidelines.  
 This plan is for guidance only and must  
 not be relied upon as a statement of fact.





SITE MAP

Approximate Site Area

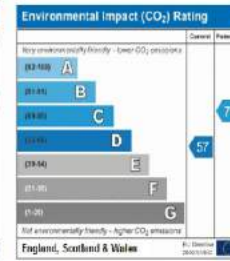
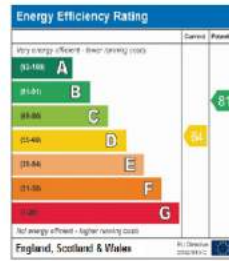
2,150 sq m (0.53 acres)

INTERNAL AREA

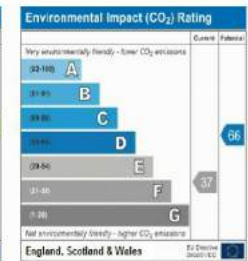
Approximate Gross Internal Area

443.5 sq m/4,772 sq ft (including detached garage)

Sherborne House EPC



Sherborne Cottage EPC





## PLANNING POTENTIAL

Planning consent has been obtained for a further large double storey extension to the north wing of Sherborne House which would double the size of the already spacious kitchen and provide additional bedroom accommodation if required.



front elevation



# **STATONS**

[www.statons.com](http://www.statons.com)

## **HADLEY WOOD**

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10 Crescent West  
HADLEY WOOD  
HERTFORDSHIRE, EN4 0EJ  
020 8440 9797  
[hadley@statons.com](mailto:hadley@statons.com)

## **HIGH BARNET**

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1 Hadley Parade  
HIGH STREET  
BARNET, EN5 5SX  
020 8449 3383  
[barnet@statons.com](mailto:barnet@statons.com)

