

THE BEECHES

LEGGATTS PARK







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The Beeches at Leggatts Park is one of the most exclusive residential addresses in Hertfordshire. The original Leggatts Park was built in the early 19th Century and is now replaced with five spectacular country homes each set within substantial grounds, retaining much of the established landscape and offering a unique level of seclusion and privacy.

Leggatts Park itself is set within 50 acres of idyllic private countryside.

From the main entrance, gatehouse and concierge, The Beeches is approached by an American redwood tree lined avenue of just under half a mile, and sits behind its own private electric gates.

The Beeches is a magnificent Georgian style mansion of around 8,000 sq ft set centrally within Leggatts Park and enjoys a plot of around 7.75 acres.













Leggatts Park is a spectacular location just two miles from junctions 23 and 24 of the M25, offering access to the A1M and motorway network and Luton, Stansted, Heathrow, London City and Gatwick Airports. Leggatts Park is only one mile from Potters Bar Station with main line services to Kings Cross from 15 minutes.

Cockfosters and High Barnet Underground stations are also within reach.

Many larger towns, including Potters Bar, Hertford and Barnet are in the vicinity along with a wide range of sporting facilities which include the highly renowned Potters Bar Golf Club, Brookmans Park Golf & Tennis Club and the Furzefield Sports Centre. There is also an excellent choice of schools including Stormont, Lochinver House, Haileybury, Queenswood and Dame Alice Owen's.







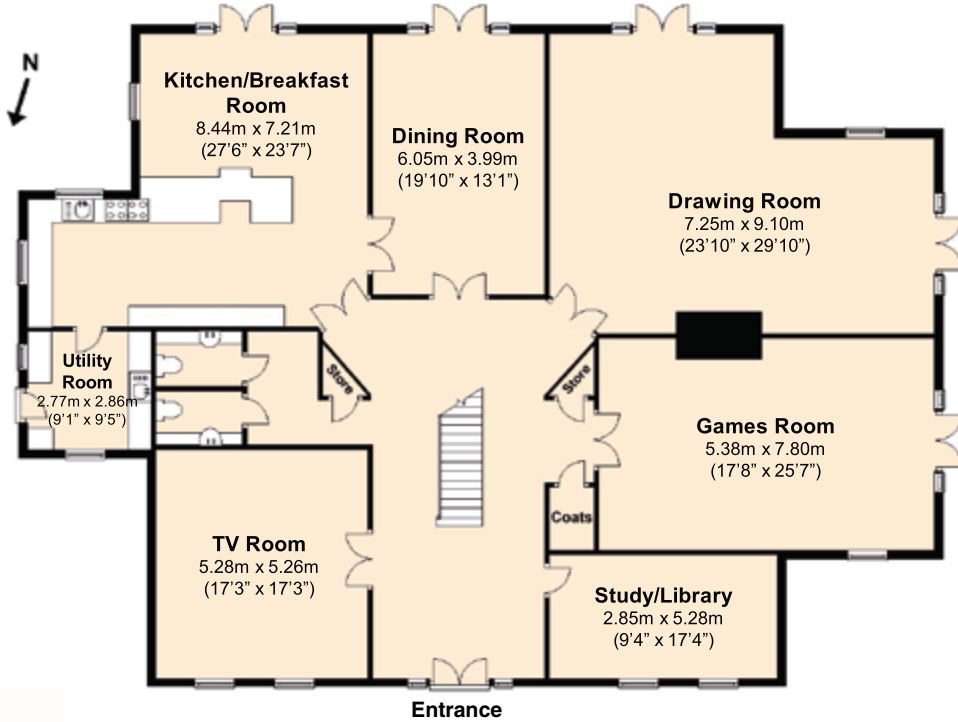
The Beeches Consists of

- Grand Reception Hall • Colefax & Fowler Designed Staircase
- Fully Fitted Kitchen/Breakfast Room • Utility Room • Powder Room
- His and Hers Cloakrooms • Living Room/TV Room • Drawing Room • Family Room/Snooker Room • Dining Room • Games Room • Study/Library
- Grand Master Bedroom Suite with Private Sun Deck, En-Suite Bathroom and Fully Fitted Dressing Room with Balcony • 4 Further En-Suite Bedrooms (Bedrooms 2 & 3 with Shared Sun Deck) • 6th Bedroom (or Possible Gym) • 7th Bedroom (or Possible Cinema Room) • Schotten & Hansen Wide-Plank Oak Flooring Throughout • Under Floor Heating Throughout • 3 Car Detached Garage Storage Room over Garage with Potential to Create a Staff Apartment (subject to planning) • Around 7.75 Acres of Beautiful Gardens, Lake and Established Trees Including American Redwoods, Cedars, Oak Trees and Beeches

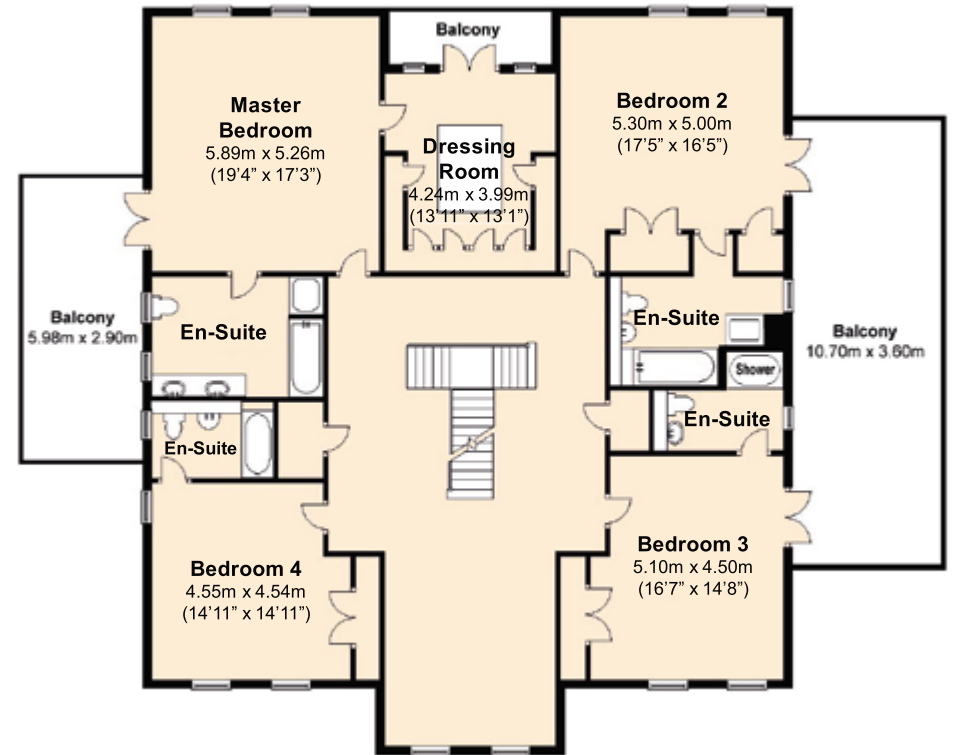




Ground Floor

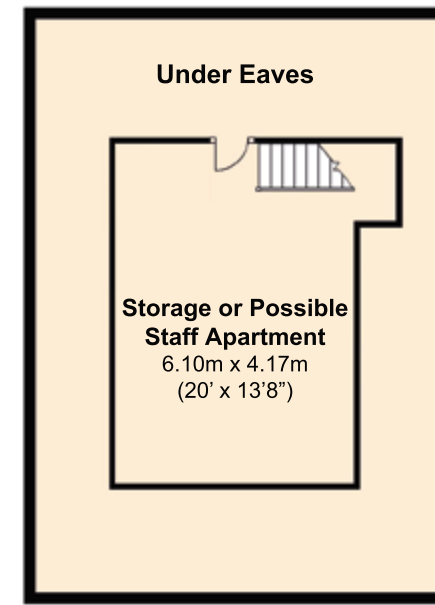
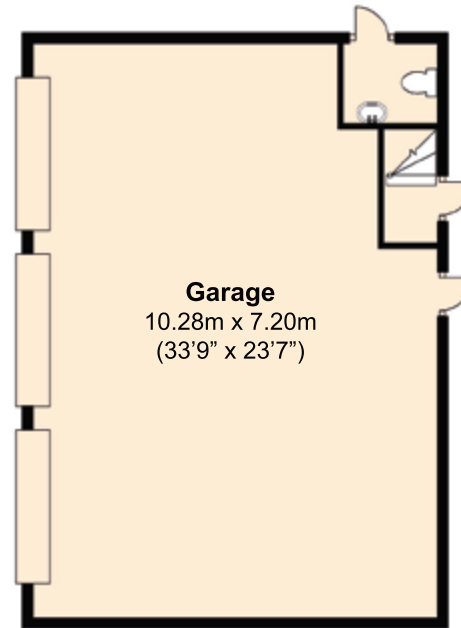
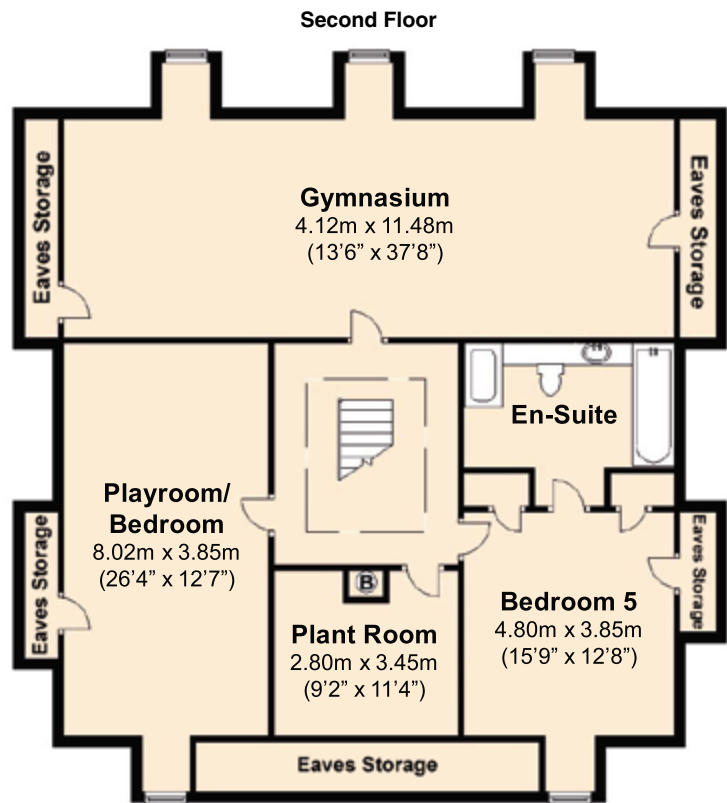
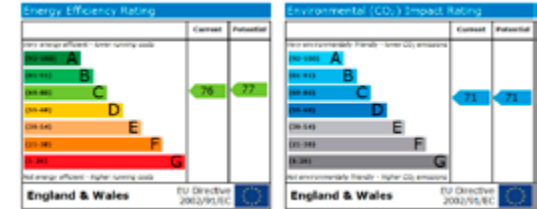


First Floor



TOTAL AREA APPROX.

740 SQUARE METRES 7,965 SQUARE FEET



As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase. 270985



