

Barnet Lane, Elstree

Guide Price £3,500,000 (Freehold)

VILLAGE
E S T A T E S



Nestled beyond imposing gates lies this captivating seven-bedroom detached mansion, poised on a sprawling 0.66-acre parcel along Elstree's renowned Barnet Lane. Elegantly proportioned, this residence boasts approximately 9,000 sq ft of living space across five floors, offering ample room for expansion and customization, subject to customary planning permissions.

The ground floor welcomes guests with a grand entrance hall, a sprawling 40-foot kitchen/dining area, a formal dining room, a cosy family room, and a majestic 28-foot drawing room with stairs leading to a potential indoor swimming pool. Additional features include a reception room, a study, a potential live-in nanny bedroom with an adjoining bathroom, and access to the internal garage.

Ascending to the first floor reveals a luxurious master suite complete with an en-suite bathroom, a dressing room, and access to a rooftop terrace boasting panoramic views of the lush garden. Furthermore, there's a second master bedroom with an en-suite bathroom and a sun-drenched sitting area, a third double bedroom with an en-suite and dressing room, along with two additional single bedrooms.

On the second floor, a spacious double bedroom awaits with its own dressing room and en-suite, accompanied by a snug and ample storage space.

Externally, a sweeping driveway leads to the integrated double garage, while mature shrubbery and trees adorn the front, offering both privacy and a shield from the road. The meticulously landscaped rear garden spans an impressive 220 feet by 108 feet, providing a tranquil oasis for outdoor leisure.

Ideally situated in Elstree, Wild Orchid enjoys access to the town's coveted amenities and is surrounded by serene countryside and verdant woodlands. Excellent transport links connect residents to the bustling city and neighbouring counties, while esteemed educational institutions such as Haberdashers, Aldenham School, Yavneh College & Primary School, and Radlett Prep cater to academic pursuits.

020 3764 2222
www.village-estates.co.uk



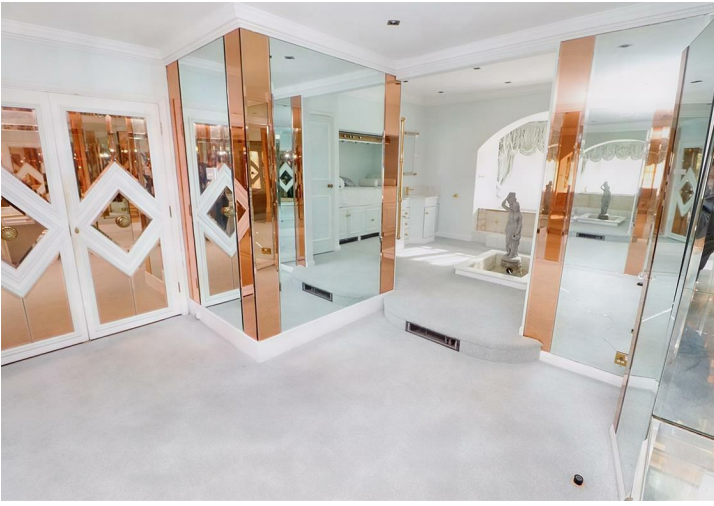
Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









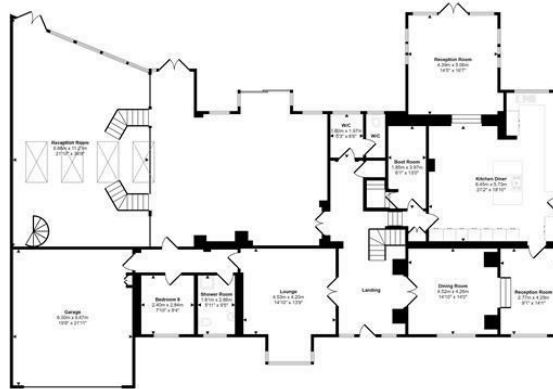




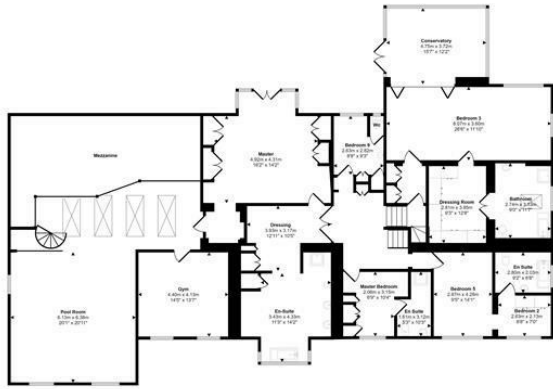
Approx Gross Internal Area
829 sq m / 8920 sq ft



Lower Ground Floor
Approx 68 sq m / 730 sq ft



Ground Floor
Approx 284 sq m / 3060 sq ft



First Floor
Approx 261 sq m / 2810 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	80
England & Wales		EU Directive 2002/91/EC	