

Fortune Lane, Elstree

£4,295,000 (Freehold)



Accommodation is comprised of:- Stunning entrance hall with floor to ceiling glass which draws you to countryside views beyond the estate, Lounge, Open plan Poggenpohl kitchen/dining room which opens to the raised tv room, separate family room, study, utility and self-contained housekeepers apartment on the ground floor. There is a lower ground floor which provides a gym and state of the art Cinema as well as guest WC and boiler room. The first floor is home to a beautiful master bedroom with large en-suite and balcony to make the most of the stunning views. There are 2 further en-suite bedrooms and another two double rooms which share the family bathroom.

Further benefits include:- Dolby 5.1 surround-sound in cinema, American walnut internal doors throughout, "Smart Home" integrated home management system allowing control of sound, vision, security, lighting and heating. Control via integrated iPads/iPod/iTouch, Underfloor heating throughout with individual digital touch screen thermostatic controls, Air conditioning to principal reception room, kitchen/family room, cinema room and master bedroom, SSAIB approved alarm system with panic buttons, Range of Miele appliances which include two Miele multifunction ovens, combination microwave oven, coffee machine, dishwasher, induction hob and integrated full height fridge.

Externally there is a triple garage and large indoor swimming pool complex with jacuzzi, sauna and shower facilities as well as a detached play house. The landscaped grounds stretch to approximately 170ft across the rear of the home which includes a large manicured lawn, split level sun terrace, decked relaxation area, planted kitchen garden and basketball area. Upon entering the large security gates, you are met by a sweeping driveway with meticulously maintained curtilages providing secure parking for a number of vehicles.

CHAIN FREE!

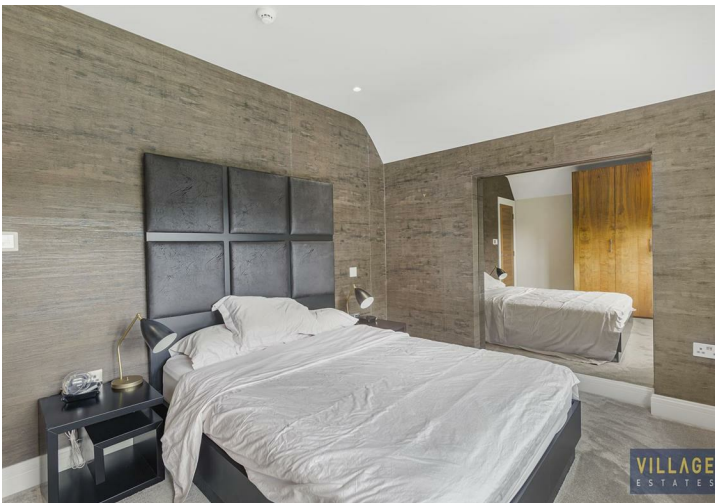
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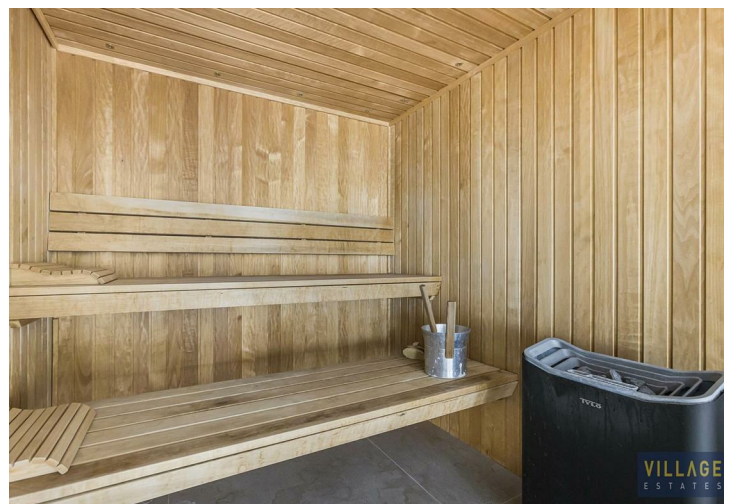
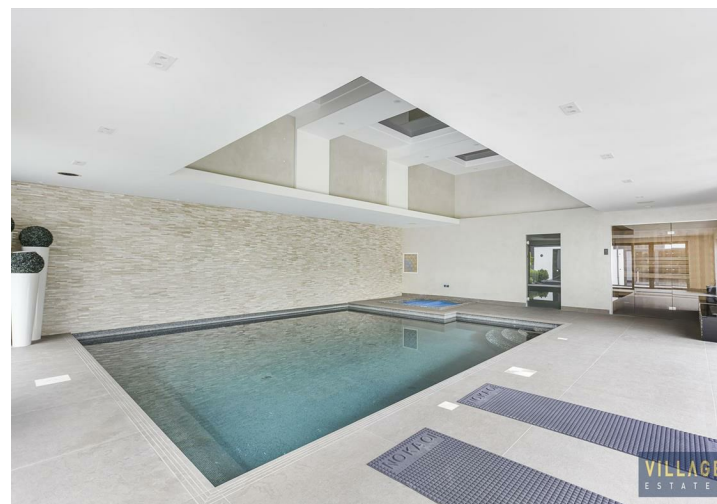
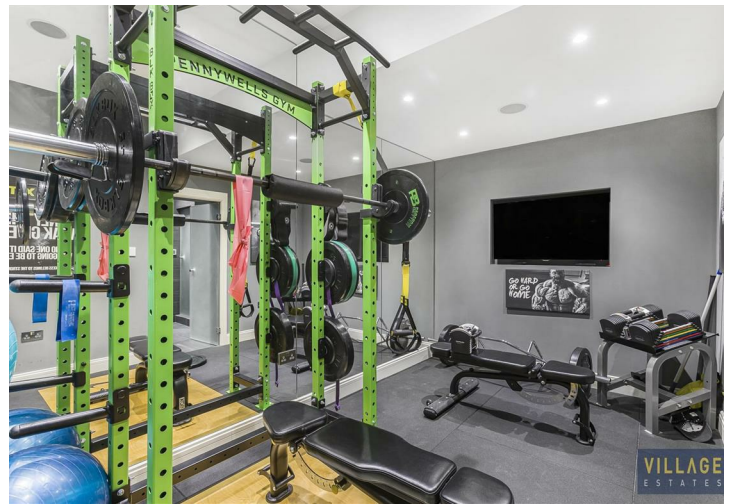


Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

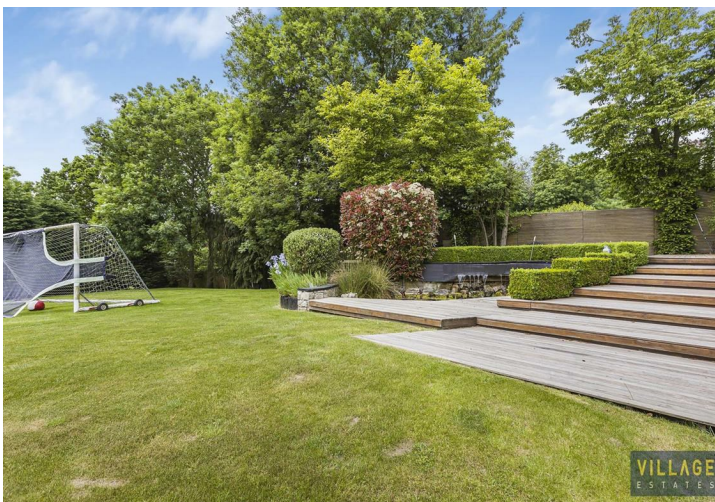
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.

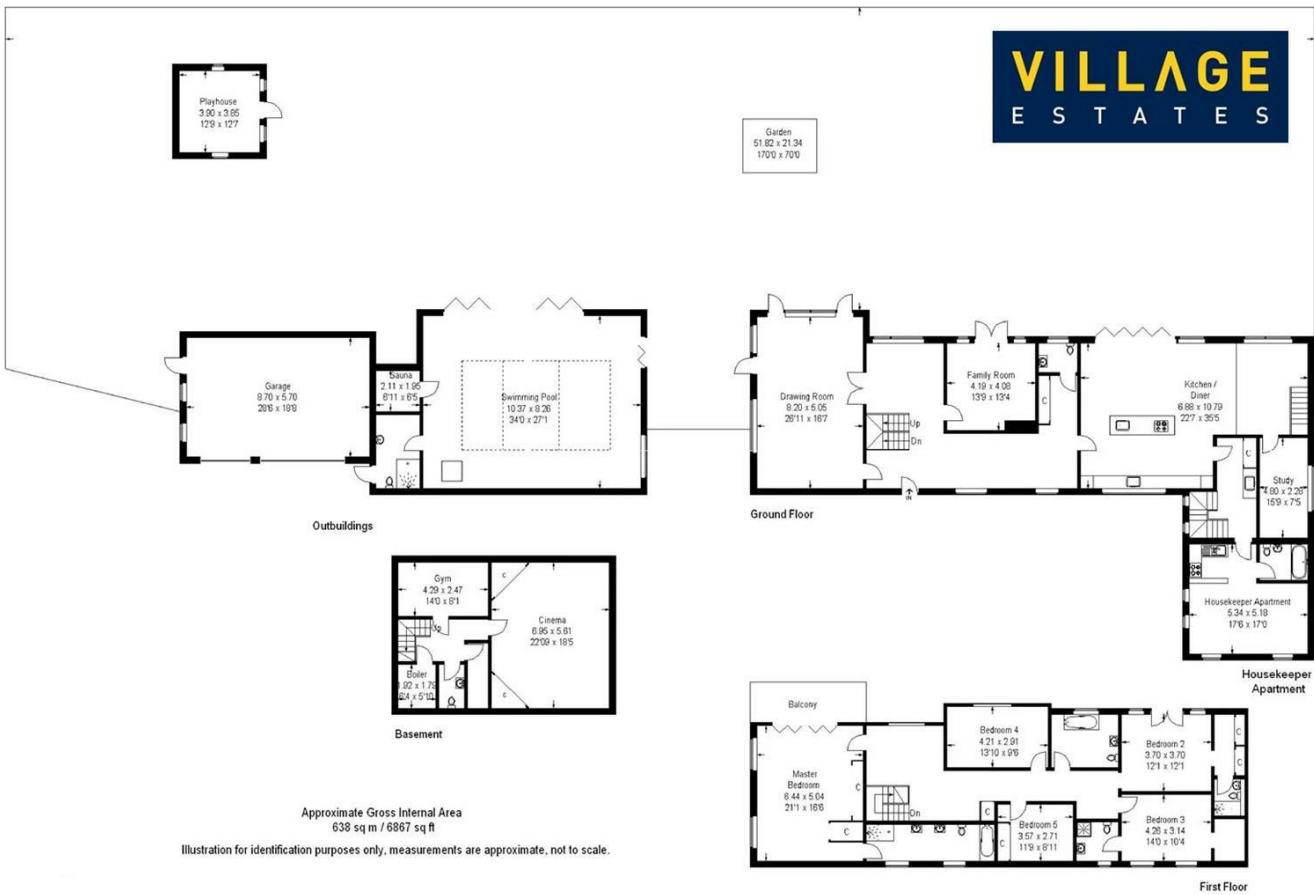












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	