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# BEECH HILL

HADLEY WOOD





# Lancaster House

## Beech Hill, Hadley Wood, Herts, EN4

Located behind secured gates is this Neo-Georgian family residence set at the end of a long private driveway in one of the area's most sought after roads in Hadley Wood. The property was built to exacting standards and provides approximately 6,500 square feet of accommodation.

On the ground floor there is a reception hall with a galleried sweeping staircase to the first floor. The hall provides access to a cloakroom, office, music room, drawing room, dining room and a very substantial 600 square foot kitchen/family/ breakfast room. Off the kitchen, a prep kitchen and boot room, lead to the double garage.

To the first floor there is a galleried landing leading to a master bedroom suite with a roof terrace, a guest suite, two further bedrooms with en suite, a fifth bedroom, a family bathroom and a laundry room.

A separate staircase leads to the top floor where there is a media room with a glass floor and a sixth bedroom with an en suite.

Outside, the rear garden has been configured to maximise the privacy and there is a substantial patio with a separately raised sun deck.

Location: Hadley Wood mainline station offers a 30 minute journey time to Moorgate and Kings cross and Cockfosters underground station (Piccadilly line) is a short drive away, as is junction 24 of the M25 which provides an excellent link to the M1 and all major airports including Heathrow, Luton and Stanstead. Recreational facilities in the area include Hadley Wood Golf club and tennis club. The area is also well served by educational facilities which include Stormont, Lochinver, Haberdashers' Aske's for Boys, Haberdashers' Ake's for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood, Queen Elizabeth's Boys school and Queen Elizabeth's Girls School.



# Specification

Kitchen  
Individually designed bespoke Kitchen  
Full range of Miele appliances including two built in ovens, combination microwave, coffee machine, hob to central island, inset extractor, dishwasher  
Full height larder fridge and freezer units  
Wine cooler  
Silestone work surfaces with matching upstands  
Double bowl undermounted sinks with designer tap and pull out spray  
LED feature lighting

Laundry to First Floor  
Miele washing machine  
Granite worktops/upstands with undermounted sink

Master Ensuite  
Luxurious wet room including:-  
Villeroy and Boch Shape double vanity unit with My Nature bowls and mirror above.  
Hansgrohe Axor Urquiola basin mixers  
Villeroy and Boch My Nature mounted WC.  
Walk in shower area with Hansgrohe Raindance Rainfall shower mixers plus hand held shower fitting  
Villeroy and Boch Nexion free standing bath with Hansgrohe Axor Urquiola floor mounted tap/shower fitting.  
Designer towel rail  
Full height ceramic wall/floor tiling  
Recessed lighting and shelving

Guest Suite  
Villeroy and Boch white sanitary ware including Shape furniture, Sentique WC and Memento basin  
Walk in shower area with chrome thermostatic mixer with shower head and hand held fitting  
Chrome designer ladder towel radiator  
Recessed mirror, lighting and shelving  
Ceramic wall/floor tiling

Ensuites/Bathrooms  
Villeroy and Boch white sanitary ware including large Subway bath, Shape furniture, Sentique WC and Memento basin  
Shower areas with chrome thermostatic mixer with shower head and hand held fitting  
Chrome designer ladder towel radiator  
Recessed mirror, lighting and shelving  
Ceramic wall/floor tiling

Heating/Cooling  
Wet underfloor heating to the complete ground and first floor areas. The second floor will be heated by radiators  
Megaflo pressurised hot water cylinders  
Comfort cooling to drawing room, super room and master suite

Electrical Fittings and Home Entertainment  
Feature lighting to selected rooms with facility for mood lighting  
Standard BT points fitted to all reception rooms and bedrooms  
Wired for Sky+ to reception rooms/bedrooms  
Television fitted to Master Ensuite  
Cinema room including Dobly 5.1 and screen wiring  
Lazy light switches to Master and Guest Suites  
Sonos sound system/ceiling speakers  
Photo Voltaic cells to roof for power generation  
Shaver points to all bathrooms  
Sky and terrestrial aerials/dish

Interior Finishes  
Modern Walnut veneer internal doors horizontally grooved with chrome door furniture  
Feature fire place to drawing room  
Curved feature hall/staircase with light from roof through glass floor. Including feature chandelier.  
Dressing room areas to Master and Guest suites  
Modern coving and mouldings throughout  
High quality tiled flooring to entrance hall, super room, cloakroom and utility areas  
Luxury carpeting to remainder of property  
Concrete first floor construction  
Flow and return hot water system for prompt supply to all outlets  
Loft storage areas

External Features  
Front driveway finished in block paviours  
Rear patio areas finished in granite paving  
Landscaping to the front and rear of the property  
External taps to garage and rear of the property  
External lighting  
Security lighting  
Large width sliding doors to rear of property linking reception areas with outdoor space  
Power supply to garage and rear of property















































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