



95 Clamp Hill Stanmore £65,000 Per week

SHORT LET - Set behind secure gates and approached via a sweeping private driveway, Priory House is an exceptional Grade II listed family residence occupying more than three acres of beautifully landscaped grounds. Combining timeless architectural character with extensive modern enhancements, this remarkable estate extends to approximately 8,185 sq ft, including a substantial detached garage complex.

The principal house offers an impressive level of accommodation, featuring seven generous bedrooms, five bathrooms and a guest cloakroom. A series of elegant reception rooms provide outstanding versatility for both formal entertaining and relaxed family living, while additional leisure facilities include a private cinema room and fully equipped gymnasium.

Throughout the property, considerable investment has been made to sympathetically preserve its historic charm whilst introducing modern comforts and efficiencies. Original period features sit seamlessly alongside carefully considered improvements, creating a home that is both refined and practical.

The grounds are a particular feature of the estate, providing exceptional privacy and a wonderful sense of seclusion. Expansive lawns, mature trees and paddock land create a picturesque setting, complemented by a swimming pool and sun terrace ideal for outdoor entertaining during the warmer months.

Further enhancing the property's appeal is a newly refurbished detached annex, offering excellent separate

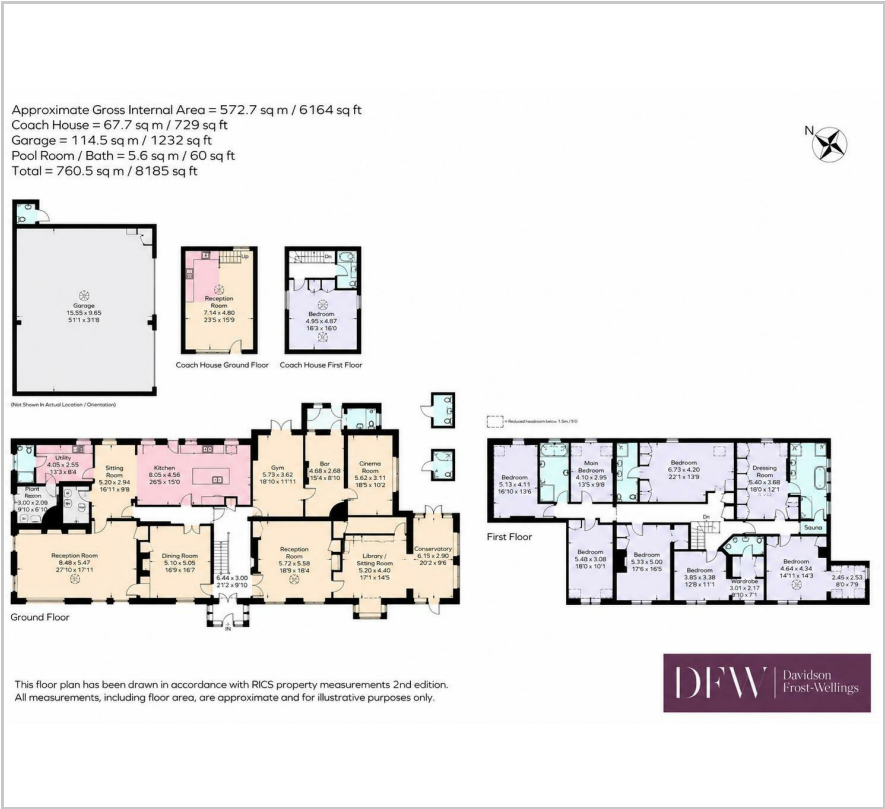
- Seven bedrooms
- Five bathrooms
- Swimming pool
- Multiple car garage
- Additional annex
- Approx three acres

Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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	



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