

THE PRIVATE OFFICE :
REAL ESTATE

ALDENHAM WOOD LODGE, HERTFORDSHIRE

ALDENHAM WOOD LODGE



WELCOME HOME

Aldenham Wood Lodge is an extraordinarily rare private estate. Hidden within approximately 55 acres of pristine Hertfordshire countryside, this remarkable residence delivers something almost impossible to find within modern London living: complete privacy, scale, serenity and beauty, all within moments of the capital itself.

Positioned less than 12 miles from Marble Arch as the crow flies, Aldenham Wood Lodge offers the feeling of a world entirely removed from London, whilst remaining effortlessly connected to it. Sweeping tree lined approaches, mature woodland, rolling lawns and beautifully curated gardens create an atmosphere more akin to a private country retreat in the English countryside than a residence so close to one of the world's greatest cities.

Extending to almost 21,000 sq.ft across the principal residence, lodge house, staff accommodation and ancillary buildings, the estate has been meticulously conceived to deliver both exceptional family living and world class entertaining on an entirely uncompromising scale.

This is not simply a house. It is an estate designed around lifestyle.





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THE MAIN HOUSE

Beyond the elegant façade, Aldenham Wood Lodge reveals interiors of extraordinary sophistication. Every room has been thoughtfully curated, balancing architectural drama with warmth, comfort, and intimacy. Contemporary design sits effortlessly alongside timeless craftsmanship, creating spaces that feel both refined and deeply liveable.

A breathtaking reception hall immediately establishes the tone of the home, leading through to a sequence of formal and informal living spaces designed for every aspect of modern life. Vast expanses of glazing draw natural light deep into the interiors whilst framing uninterrupted views across the surrounding grounds, constantly connecting the house to nature beyond.

The entertaining spaces are exceptional. A spectacular open plan kitchen and family environment forms the heart of the home, complemented by a fully equipped secondary working kitchen capable of servicing large scale events and private hospitality alike. Formal dining rooms, elegant reception spaces and beautifully appointed lounges allow the estate to transition seamlessly from intimate family evenings to significant entertaining.

Elsewhere, the lifestyle offering rivals that of many private members clubs or boutique hotels. The estate incorporates a cinema room, games room, wine and cigar room, expansive gymnasium and a dedicated spa and wellness suite complete with sauna, steam room and treatment areas.





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PRINCIPAL SUITE

The principal bedroom suite is exceptional in both scale and atmosphere, offering luxurious dressing areas and beautifully crafted bathroom accommodation. A series of further bedroom suites provide outstanding comfort and privacy for family and guests, whilst ancillary accommodation allows the estate to function effortlessly for staff and security.

Aldenham Wood Lodge also offers four further bedrooms within the main house, each thoughtfully designed and appointed with its own ensuite bathroom. These beautifully proportioned rooms enjoy delightful views across the surrounding grounds and combine timeless elegance with modern comfort, creating welcoming retreats for both family and guests. Carefully considered interiors, generous natural light and high-quality finishes continue the sense of understated luxury found throughout the estate, ensuring a seamless balance of refinement, practicality and comfort.





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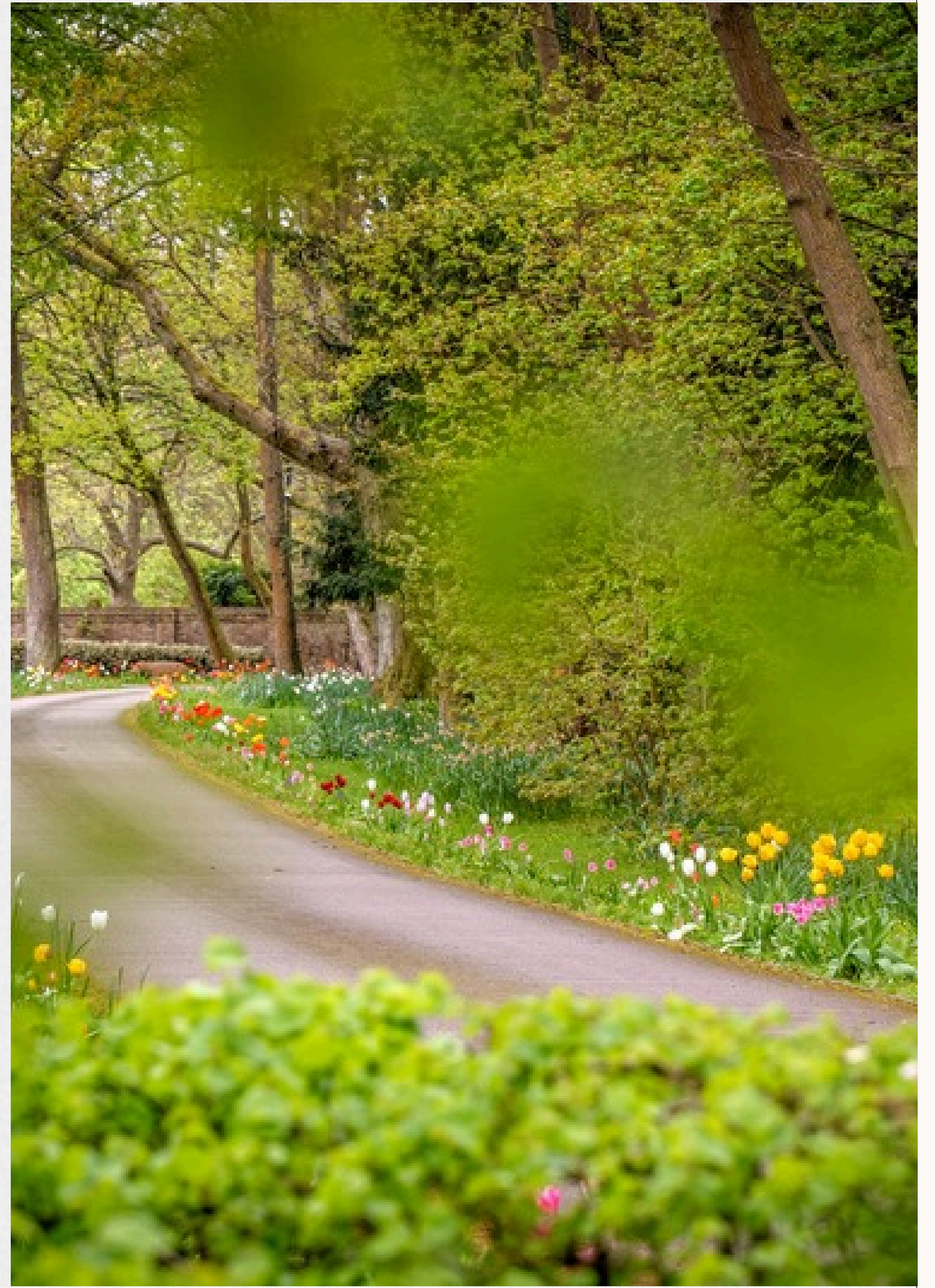


THE LAND & GARDENS

The grounds at Aldenham Wood Lodge are every bit as impressive as the residence itself. Beautifully landscaped formal gardens blend seamlessly into open parkland, mature woodland, orchard and kitchen gardens, creating a setting of complete peace and natural beauty.

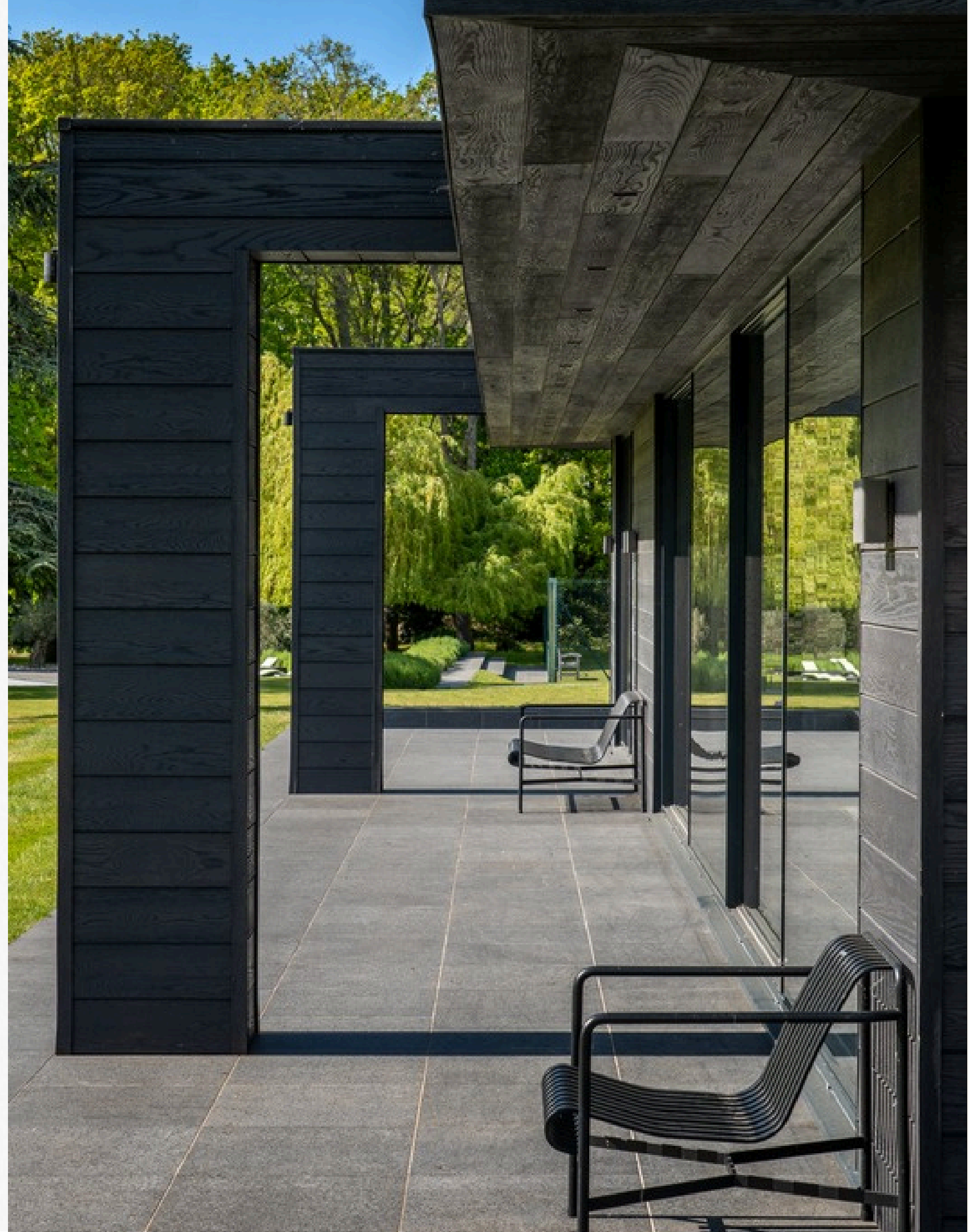
Outdoor living has been designed with equal consideration. Expansive terraces, an outdoor kitchen, swimming pool and tennis court create an environment perfectly suited to summer entertaining, whilst carefully positioned artworks and sculptures add personality and elegance throughout the landscape.

Two helipads, extensive garaging and a collection of ancillary buildings further elevate the estate's functionality and flexibility, allowing it to operate at an international standard.





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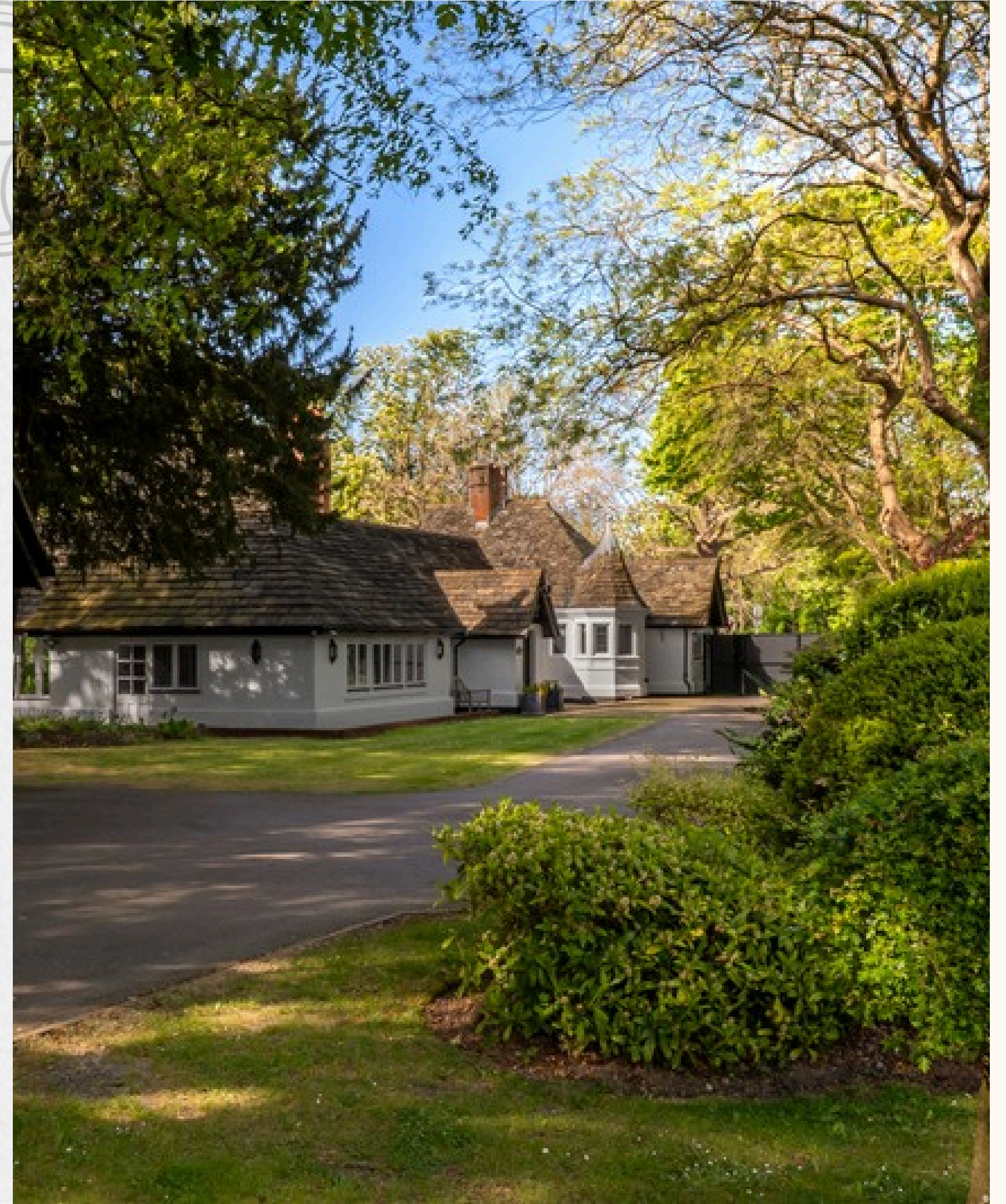


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MEDBURN LODGE

Positioned discreetly within the estate's approximately 55 acres of pristine Hertfordshire countryside, the beautifully appointed three-bedroom lodge provides elegant additional accommodation to the principal residence. Surrounded by mature woodland, rolling lawns and beautifully landscaped grounds, it enjoys an exceptional sense of peace, privacy and seclusion, offering the feeling of an independent countryside retreat entirely connected to the wider estate.

Thoughtfully integrated within the landscape, the lodge offers highly flexible accommodation perfectly suited for guests, extended family, staff or private security, whilst maintaining the same atmosphere of comfort, discretion and quality found throughout Aldenham Wood Lodge itself. Beautifully tranquil and immersed within nature, it further enhances the estate's rare ability to combine expansive country living with effortless proximity to London.





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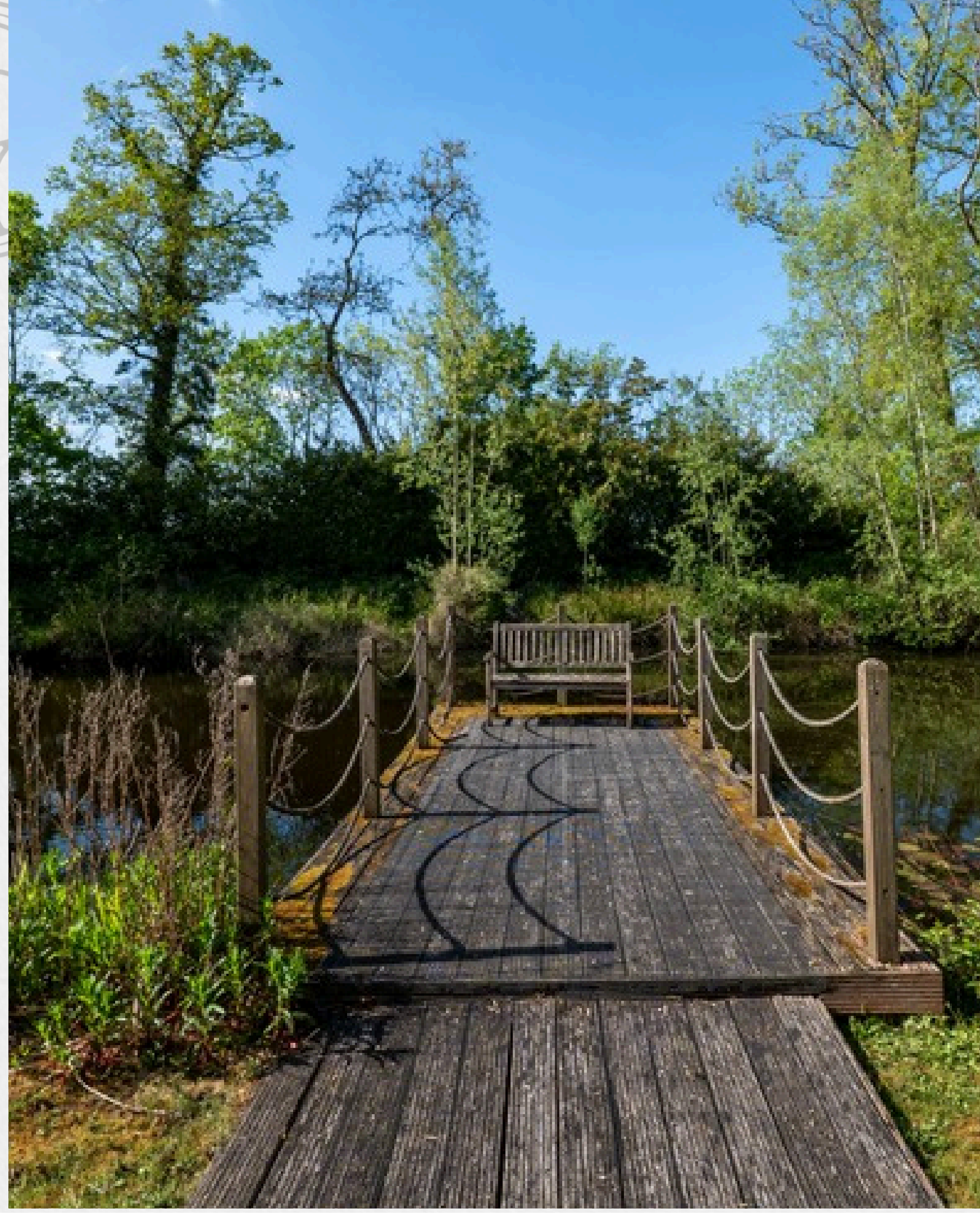
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THE AREA

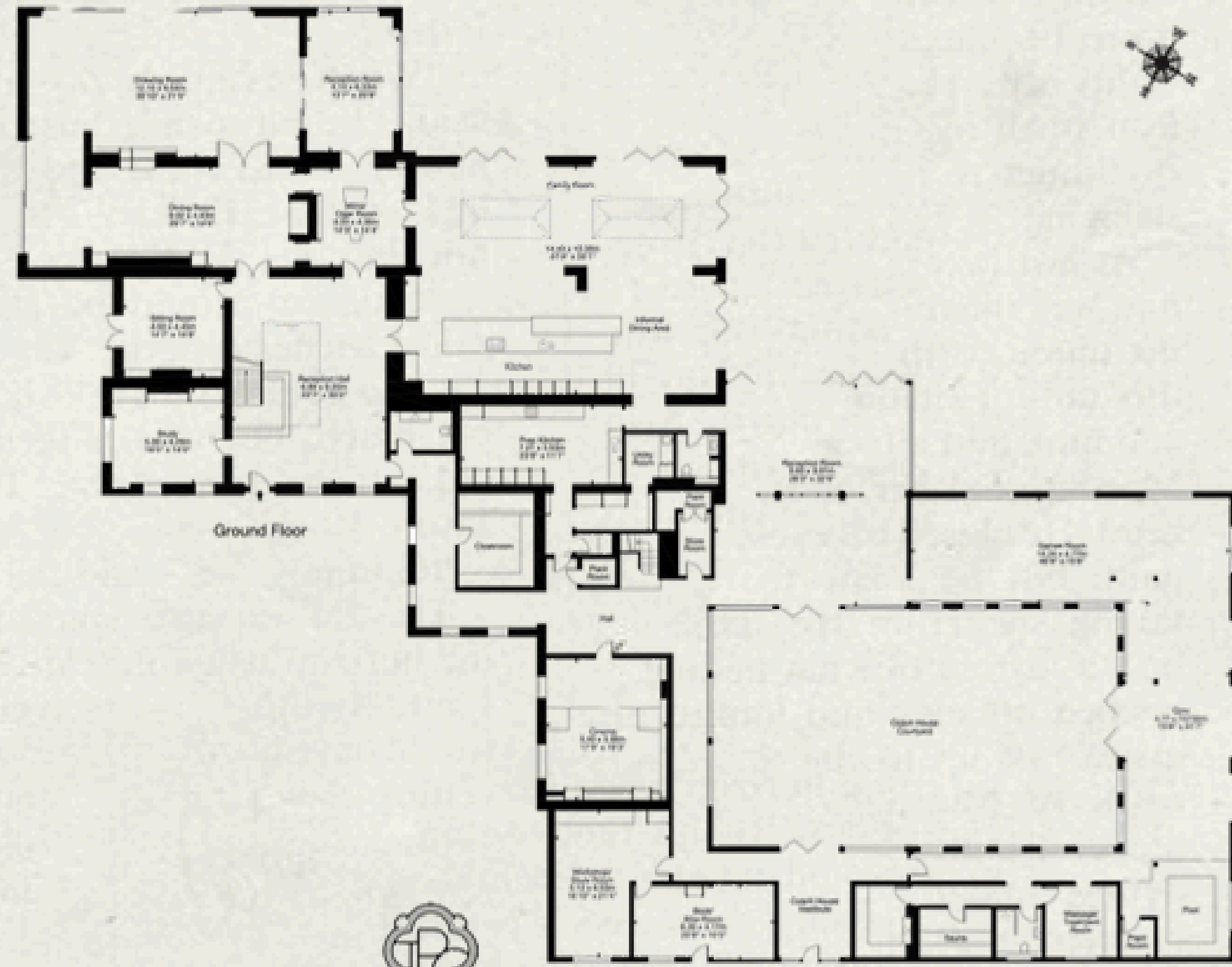
Despite its extraordinary sense of privacy and seclusion, Aldenham Wood Lodge remains exceptionally well connected. Elstree & Borehamwood Station provides swift Thameslink services into London, whilst the Jubilee Line, M25, A1 and M1 are all within close reach. Heathrow Airport can be accessed in approximately 40 minutes.

Aldenham Wood Lodge represents an opportunity of genuine rarity. A private estate of exceptional scale and quality, offering a lifestyle that is both deeply connected to nature and entirely connected to London. Elegant, discreet and uncompromising in every respect, this is one of the South East's most significant residential offerings



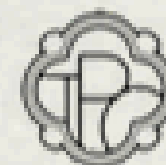


ALDENHAM WOOD LODGE, WATLING STREET, BOREHAMWOOD
Gross Internal Area (Approx.)
Main House = 1,547.3 sq m / 16,655 sq ft



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ALDENHAM WOOD LODGE, WATLING STREET, BOREHAMWOOD
Gross Internal Area (Approx.)
Main House = 1,547.3 sq m / 16,655 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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ALDENHAM WOOD LODGE COTTAGES, WATLING STREET, BOREHAMWOOD

Gross Internal Area (Approx.)

Medburn Lodge = 241 sq m / 2,594 sq ft.

Staff Annexe = 60 sq m / 645 sq ft

Garage = 45 sq m / 484 sq ft

Total Area = 346 sq m / 3,723 sq ft



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