

The Hermitage

Hadley Common, Hertfordshire





The Hermitage

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M25 2.5 miles, Central London 13 miles, London Heathrow Airport 26 miles
(All mileages are approximate)

‘Best of both worlds – a rural retreat in an urban setting’.

Accommodation and Amenities

Ground floor

Reception hall | Drawing room | Living room | Study | Dining room | Family room | Games room | Kitchen / Breakfast room
Pool complex with steam room and showers | Utility room | Cloakroom | Two WCs

First floor

Principal bedroom suite with dressing room and en suite bathroom
Two further bedrooms, one with en suite shower room | Family bathroom

Second floor

Bedroom suite with en suite bathroom
Two further bedrooms, one with en suite shower room and the other with en suite bathroom

Lower ground floor

Self contained living space | Bedroom | Shower room | Cinema room | Kitchenette

Gardens and grounds

Large garage and store | Two garden outbuildings

Just under an acre



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Situation

Located in a stunning setting, with spectacular views across Hadley Common to the front and far reaching green belt views to the rear. The house is close to the picturesque Monken Hadley church and within walking distance of Barnet town centre with its traditional high street and The Spires shopping centre. Within easy commuting distance to central London, Hadley Wood mainline stations offers a 35-minute journey time to Moorgate and Kings Cross with Barnet underground station (Northern Line) within walking distance and junction 23 of the M25 just a short drive away. Recreational facilities include Old Fold Manor golf course, which is also within walking distance and Hadley Wood golf club and tennis club. Educational facilities in the area include Stormont, Lochinver, St Johns, Haberdashers Aske's for Boys and Haberdashers Aske's for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood and Queen Elizabeth's Girls and Boys Schools.



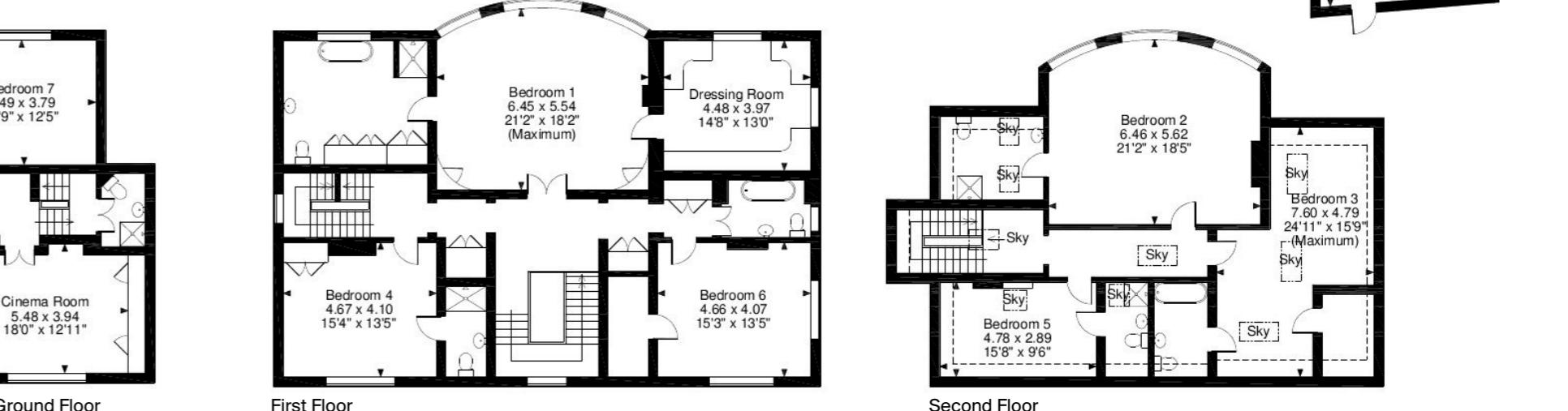
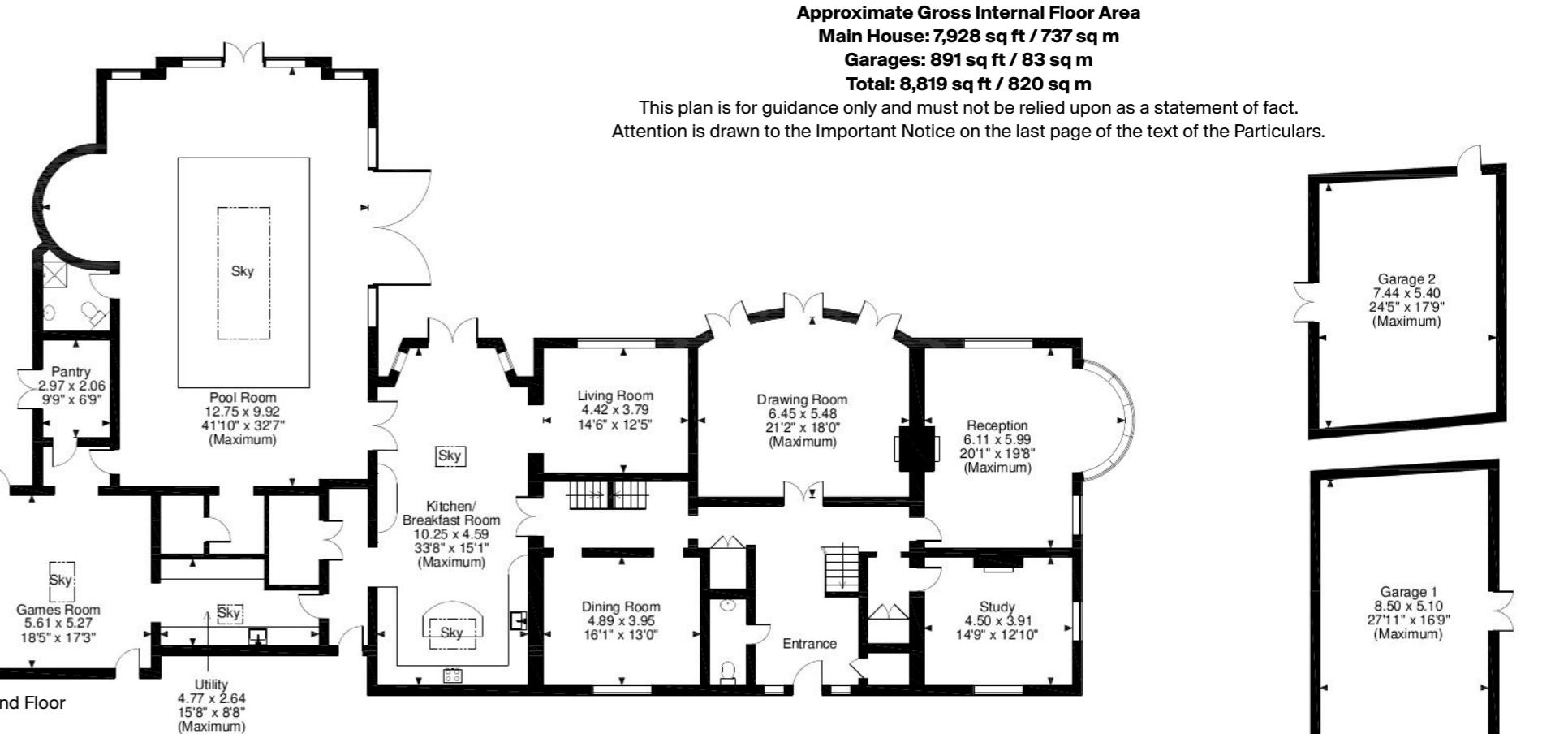
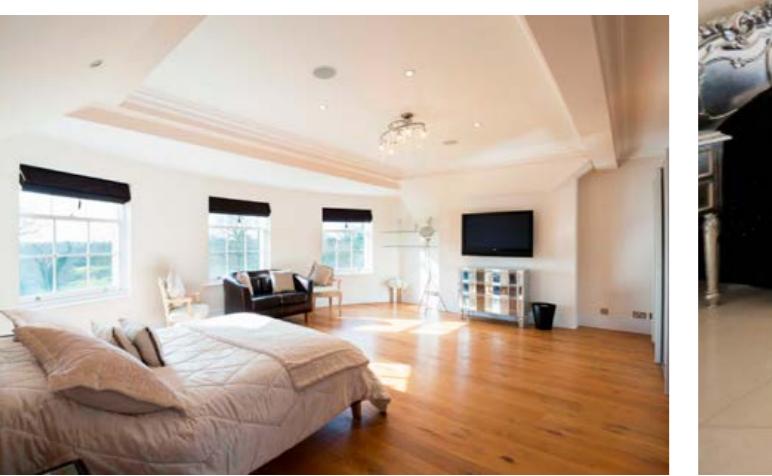
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The Hermitage is an immaculate Georgian style manor house just under 8000sqft. The home was constructed approximately 10 years ago to the highest specification and set within 0.5 acres of walled gardens. The Hermitage is a private and elegant residence, with grounds enclosed by electric gates and surrounded by large mature trees. Incorporated within the house is an impressive swimming pool complex by Calceux and Cetkin, a garage and store of 509sqft and an extensive array of bespoke fittings. The house enjoys underfloor heating throughout with a combination of limestone, porcelain, and oak flooring. Regarding security, the house has been fitted with comprehensive measures including video surveillance by HiConnect with 24-hour monitoring, remote gating by Q&G Smart and a police force linked AA security system.

As you enter the house, there is a grand reception hall with double height ceilings and a large staircase. Views of the gardens can be seen immediately from the foyer as you look through the drawing room's striking bowed rear windows. With a multitude of spacious rooms throughout, the house lends itself well to not only family life but entertaining also as the dining and reception rooms are easily accessible. There is a generous sized kitchen with a family seating area which connects to the pool complex, both with large double doors providing access to the terrace outside. The ground floor also includes a games room and study with a large fitted desk, pantry and two W.C.'s. The self-contained lower ground floor is perfect for guests or au pairs with a good-sized bedroom, shower room, fitted kitchen, fully equipped cinema room and living space.

The first floor of the house accommodates an impressive principal bedroom suite with a dressing area and luxury ensuite bathroom. There are also two further bedrooms on this floor and a family bathroom. The main bedroom on the second floor has an ensuite bathroom and enjoys incredible views of the landscape to the rear of the house. There are two further bedrooms on the second floor, one with en suite shower room and the other with en suite bathroom.







Services

Mains water, electricity, gas and drainage.

Energy Performance Certificate

Rating: Band D

Local Authority

London Borough of Barnet.

Tel. 020 8359 2000

Postcode

EN5 5QE

Viewings

All viewings to be arranged strictly by appointment via the joint agents Knight Frank and Savills.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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