



Glentree House, Elstree, Hertfordshire WD6



Glentree House, Elstree, Hertfordshire **WD6**

An exquisite and stunning country residence bordering Scratchwood forest and Mill Hill Golf Course and only 10 miles from Central London.

Set in verdant surroundings and occupying a substantial plot of circa 1.5 acres, Glentree is one of the finest houses in Elstree, meticulously designed by the current owners and built by Griggs in 2019. Innovative and bespoke with high ceilings and extensive proportions, the property provides a truly impressive entertaining and family residence with outstanding leisure facilities. A hidden gem offers a private sanctuary that backs on to open countryside and is only accessible via electronically operated security gates giving access to an impressive driveway with parking for numerous cars together with a double garage.



Guide price: £8,750,000

Tenure: Freehold

Local authority: Hertsmere Borough Council

Council tax band: H

The house is entered through a large double volume entrance reception hall with a galleried staircase. From the reception hall, the layout leads to the spacious living and dining room with a study and large guest principal suite. On the left of the reception hall is a modern and spacious kitchen with a large central island and state-of-the-art appliances. Like the living room, the kitchen is filled with natural light from its generously sized windows, and it connects to a spacious family playroom. The kitchen leads to an extensive wine rack capable of holding hundreds of bottles and a large, functional utility/kitchen room. A side hall leads you to the leisure complex, which includes an indoor heated swimming pool, sauna, sunken spa bath, massage room, gym, shower room/changing area and cigar room. The spacious gym provides views across the garden.



Location

The property is within easy access to the M1, A1(M) and M25 and the area is well served by a number of outstanding schools including Haberdashers, Aldenham school, Yavneh College, Radlett Prep, North London Collegiate, St Albans Boys and Girls School, Manor Lodge, and Edge Grove. Trains run from Elstree to London St Pancras International in approximately 26 minutes.



On the first floor, accessed via the main grand staircase, there is a reception room, three en suite bedrooms and an opulently appointed primary bedroom suite with his and hers dressing rooms and bathrooms. The lighting, TVs, heating, security and AV are all linked to a modern phone-controlled system.

The property's first floor is accessed from the grand main staircase (provision has been made for a passenger lift). The principal suite provides a generous space with his/her dressing rooms and bathrooms and its own private balcony, which overlooks the beautiful undulating grounds. There are three further bedroom suites with walk in/fixed wardrobes and en suite bathrooms. In addition, there is an additional reception room which could be converted to a bedroom.

Plans have been approved to install a circular staircase that provides access to a substantial second floor which could be fitted and designed into further living space as required. In addition, to the side of the property, permission has been obtained for a one floor annexe, including a garage and extension to the ground floor bedroom, making it a large one bedroom self-contained apartment for an elderly family member, housekeeper or guests.

The property sits within grounds of approximately 1.5 acres providing considerable privacy and contains two outdoor covered loggias, four sheds, two greenhouses, a formal lawn with outstanding flowerbeds, and a koi pond with a rockery and waterfalls. The garden includes a children's play/climbing area and a productive fruit and vegetable area which provides organic produce during the year.

Features

- Private Setting on approximately 1.5 Acres
- Five bedrooms and eight bathrooms
- Six reception rooms
- Heated indoor swimming pool
- Gymnasium, sauna and spa bath
- Two car garage
- Double gated entrance and ample spaces for parking
- Beautiful landscaping, private garden, outdoor children's games area, productive fruit & vegetable area
- Two outdoor loggias
- Numerous sheds, outbuildings and greenhouse
- Lighting, TVs, heating, security, and music are all controlled via a modern phone system.
- CCTV monitored











Beautiful landscaping and private garden.





Glentree, Barnet Lane, WD6

Approximate Area = 710.9 sq m / 7952 sq ft

Outbuilding = 313.2 sq m / 3371 sq ft

Total = 1024.1 sq m / 11323 sq ft

(Excluding Void)

Including Limited Use Area (30.3 sq m / 326 sq ft)



1.4 Acre



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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