

Hamptons

INTERNATIONAL



The Common, Stanmore, HA7

7  6  5 

GUIDE PRICE

£7,000,000
(£7,000,000)

Property details



Key features

- A Rare Opportunity To Acquire A Ne
- Potential To Redevelop & Create A

The Common, Stanmore, HA7

7 6 5

GUIDE PRICE
£7,000,000
(£7,000,000)

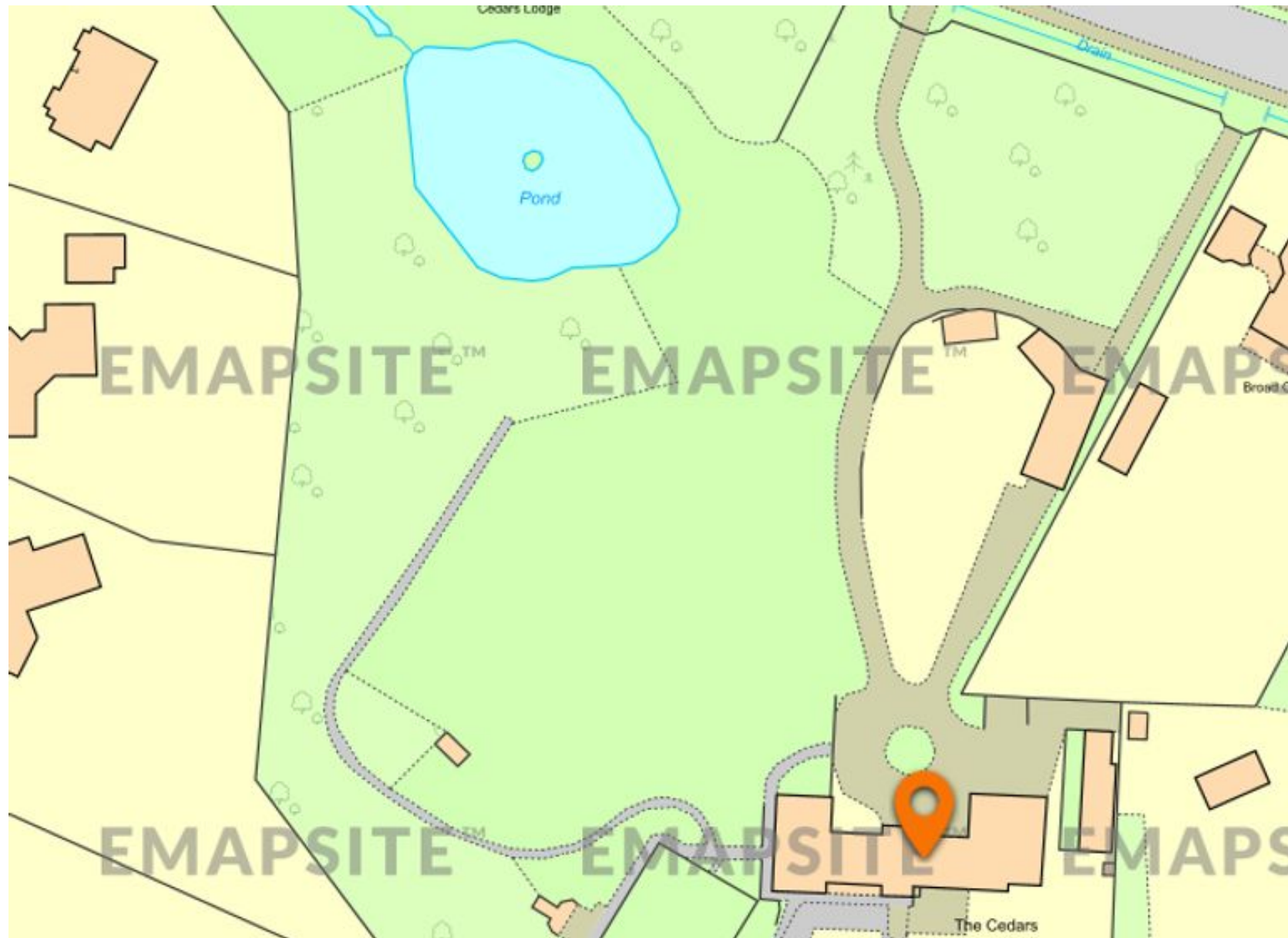
Description

This once in a lifetime opportunity offers a discerning purchaser the freedom to retain, enlarge and refurbish the existing property, or completely redevelop into a brand-new stately home, perhaps choosing to create a secure compound of several properties on this extensive plot within the beautiful Green Belt, subject to gaining the necessary planning consents. Requiring modernisation and enveloped within a gated mature plot of approximately 6.7 acres, this magnificent property is offered to the market for the first time in over 40 years and provides 7,655sq.ft. of lateral accommodation across two floors. The current accommodation comprises of grand double volume entrance hall, five independent reception rooms, a kitchen dining room with separate utility, a self-contained annex, plant room, two guest WC's and an integral four car garage. The first floor provides a substantial split level principal bedroom suite with dressing room and en-suite bathroom, two further bedroom suites both with en-suite bathrooms and dressing rooms, two further bedrooms connecting to a shared bathroom, with a sixth bedroom having sole use of the family bathroom. Secondary accommodation includes two staff cottages adjacent to the main house, together with a security lodge situated between two gated entrances. The extensive mature grounds are a particular feature of the property and a rarity in the postcode, with privacy being of utmost importance for the current owners when they originally acquired The Cedars many years ago. Located within the grounds are various recreational facilities including a private lake, tennis court and outdoor swimming pool with changing rooms. Situation Located just 14 miles from Central London, on the cusp of London and Hertfordshire, The Cedars presents an exclusive opportunity to acquire a country house in London. The property is conveniently located for all the local amenities of Stanmore, offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station only 1.8 miles away, Bushey station (London overground) only 2.7 miles away and the A41, M1 and M25 all located nearby. Important hubs for private aircraft are also located in good proximity with London Elstree Aerodrome 2.6 miles away and London Luton Airport 20 miles away, with larger international airports such as London Heathrow Airport 25 miles away. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore Golf Club, Hartsbourne Country Club and The Grove all situated particularly close by, together with the renowned David Lloyd and Village fitness centres. Several excellent private schools are in the vicinity including North London Collegiate, Immanuel College, St Margaret's, Haberdashers, Merchant Taylors, Harrow School and St Albans School to name only a few. Property Ref Number: HAM-4497











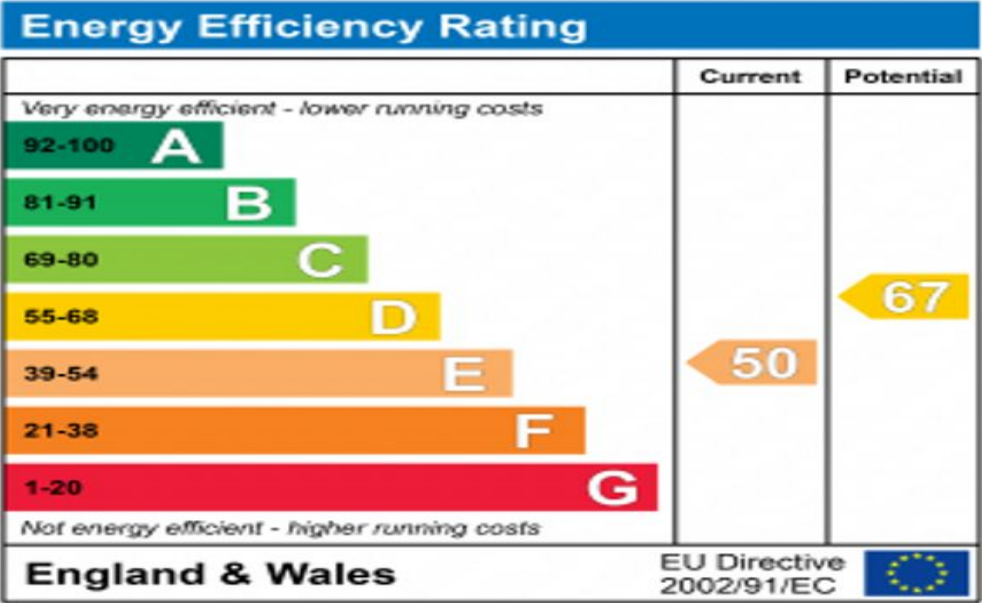




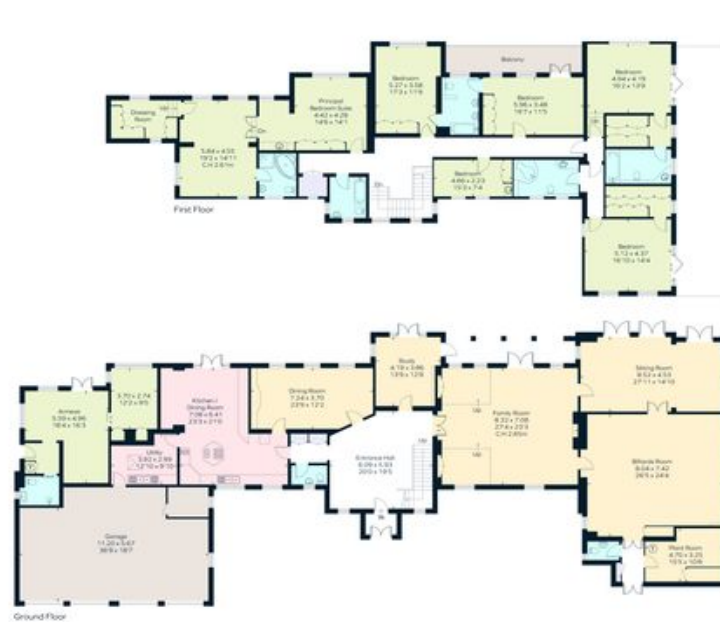




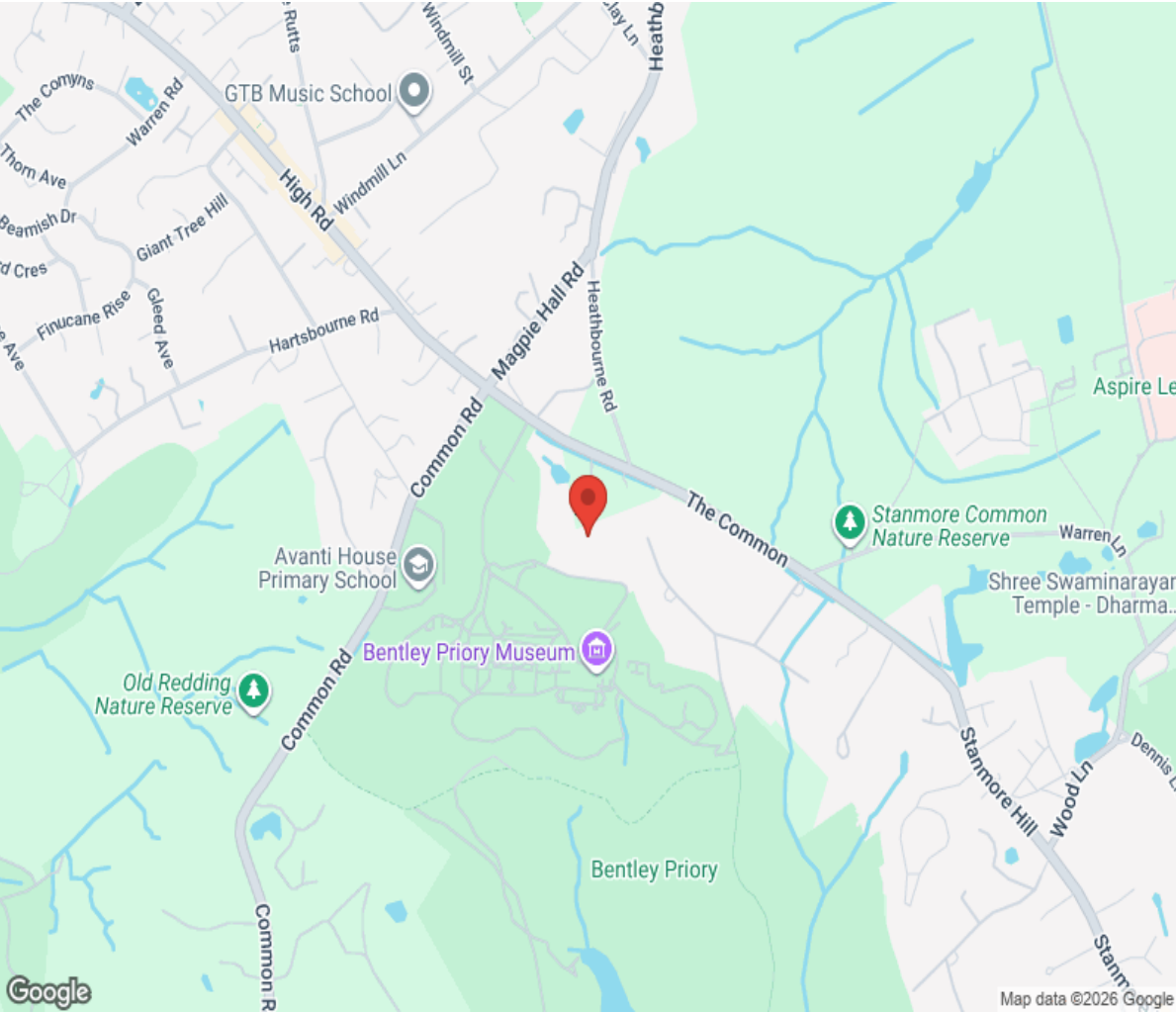




Floor plan



Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com