

## **Heathfield Lodge The Common, Stanmore**



### **PRELIMINARY DETAILS**

Standing on a plot that borders an original historic Stanmore estate, a unique Regency-style villa which will provide nearly 5,000 sq ft of stunning living space, with beautiful landscaped grounds to the rear. Framed by a gated frontage, this will be a significant property with an outstanding specification.

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Buckingham House West  
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Stanmore HA7 4EB



# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS

Heathfield Lodge is located directly opposite the prestigious Bentley Priory estate. The Common is conveniently located just a few minutes' walk from Bushey High Street with its variety of shops and restaurants. The main line to London/Euston is available at Bushey, whilst the Jubilee Line underground is available from Stanmore.

The M1 (junctions 4 and 5) is easily accessible as is the M25. Hartsbourne Golf and Country Club is within walking distance whilst the David Lloyd Leisure Club and The Village Health Club are close by.



**Price on Application**

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## Accommodation and Amenities

**Ground Floor:** Large Entrance Hall \* Dining Room \* Reception Room \* Family Room \* Kitchen/Breakfast Room \* Study \* Guest Cloakroom \* Boot Room \*

**Basement:** Bedroom Six with En Suite Shower Room \* Games Room \* Cinema Room \* Gym \* Shower Room \* Wine Store \* Laundry \* Bar/Store \*

**First Floor:** Master Bedroom with Balcony, En Suite Dressing Room and Bathroom \* Bedroom Two with En Suite Bathroom \* Bedroom Three with En Suite Bathroom \* Bedroom Four \* Bedroom Five \* Family Bathroom \*



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## Provisional Specifications

### **General:**

- 10 year warranty (underwriter TBC)
- Solid walls and floors
- Double glazed timber sash windows
- Wine cellar in basement

### **Flooring:**

- Porcelain floors to entrance hallway, kitchen/family room and cloakroom/bathrooms
- Engineered wooden floors to reception, dining room and gym
- Carpets to cinema room, games room and bedrooms

### **Security:**

- Electric entry gates (subject to planning) with video entry system
- Front door with multi-point locking system
- Monitored intruder alarm system
- 2-way intercom to monitoring centre
- Monitored smoke and heat sensors
- Option for monitored security cameras
- Security cameras
- Internal - provisions for cameras in each floor hallway
- External - security camera at front door
- External - provisions for multiple external cameras

### **A/V and M&E**

- Home automation - Control4
- Integrated heating (Heatmiser) and lighting (Mode) controls•
- Underfloor heating throughout property
- Comfort cooling or AC system (TBD)
- Plant Room in basement
- Low-energy LED down-lights
- Structured CAT6 wiring to entire property – future-proof and fully expandable in terms of AV/data requirements
- Central Data/AV cupboard and Cat6 Points to every room
- Multiple TV/AV points to every bedroom and day-room
- Fully wired Cinema/Media Room
- Electric roller blinds / curtain tracks to reception, dining room and master bedroom (wiring provision for all other bedrooms)

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## **Kitchen:**

- German or Italian Kitchens (TBC)
- Stone or quartz worktops
- Double-bowl under-mount sink, mixer tap with pull-out spout
- High-end German appliances (Miele or Siemens) – 2x ovens, microwave-oven, steam oven, integrated fridge, integrated freezer, gas hob in island unit, in-ceiling extractor, integrated dishwasher, boiling water tap

## **Bedrooms:**

- Fitted wardrobes to every bedroom

## **Bathrooms:**

- Villeroy & Boch vanity basins, wall-hung WCs, baths and shower trays
- Merlyn frameless glass shower doors
- Hansgrohe / Zucchetti brassware
- Double vanity basin for master en-suite
- Heated chrome towel rails and underfloor heating
- Porcelain wall and floor tiles

\*All images are CGI's

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