

The Dower House Edgwarebury Lane, Elstree



Acquired in the winter of 2010 and then painstakingly restored and renovated over the following three years. The intentions of our clients were simple - to rebuild a dream, period home by combining modern features while maintaining the beauty of an 1836 British Regency property.

Specialist builders, architects, engineers and craftsmen worked tirelessly to complete the landmark project. Little expense was spared in the restoration and interior design of this great house, but ultimately business commitments necessitated that our clients relocate to Singapore and with great reluctance and sadness the property now has to be sold.

Fronted by electronic gates that would do justice to an Ambassadorial residence, The Dower House stands proud. A piece of English history.... a magnificent nine bedroom Regency house. Comprising nearly 6,000 sq ft (550 sq m) and rooted in excess of 1.6 acres with tennis court and panoramic views over the surrounding Hertfordshire countryside.

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The Dower House is easily accessible to central London - only 20 minutes by rail and 9 miles by road. Also within easy reach are some of the finest schools in Hertfordshire, including Haberdasher's Aske's for both boys and girls and Aldenham School. Elstree Aerodrome and the fabulous Aldenham Country Park are also nearby, as are the M25 and M1 motorways. The Into Shopping Centre at Watford is approximately 6 miles away.



Asking Price £3,950,000

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Accommodation and Amenities

Ground Floor: Large Entrance Hall * Reception Room * Formal Dining Room * Study * Kitchen/Breakfast Room * Ground Floor Staff Room with En Suite Bathroom * Guest Cloakroom

First Floor: Master Bedroom with En Suite Bathroom * Bedroom Two with En Suite Shower Room * Bedroom Three With En Suite Bathroom * Bedroom Four with En Suite Bathroom/Sauna Spa Room * Storage Room/Bedroom Ten

Second Floor: Four Further Bedrooms * Family Bathroom * Eaves Storage

Exterior: Electronic Gates * Gravel Driveway with Parking for Numerous Cars * Integral Garage * Large Terrace Overlooking Stunning Grounds and View * Tennis Court * Approx. 1.7 Acres of Grounds



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Energy Performance Certificate



Dower House, Edgwarebury Lane, Elstree, BOREHAMWOOD, WD6 3RG

Dwelling type: Detached house
Date of assessment: 13 November 2013
Date of certificate: 13 November 2013

Reference number: 8357-6729-4679-9747-7996
Type of assessment: RdSAP, existing dwelling
Total floor area: 530 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

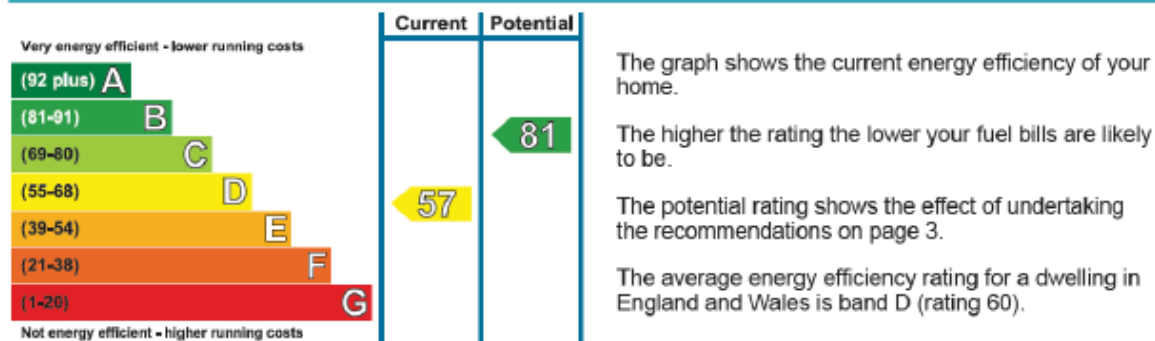
Estimated energy costs of dwelling for 3 years:	£ 12,396
Over 3 years you could save	£ 6,264

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 867 over 3 years	£ 435 over 3 years	
Heating	£ 10,986 over 3 years	£ 5,310 over 3 years	
Hot Water	£ 543 over 3 years	£ 387 over 3 years	
Totals	£ 12,396	£ 6,132	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,385	✓
2 Floor insulation	£800 - £1,200	£ 640	✓
3 Low energy lighting for all fixed outlets	£220	£ 340	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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