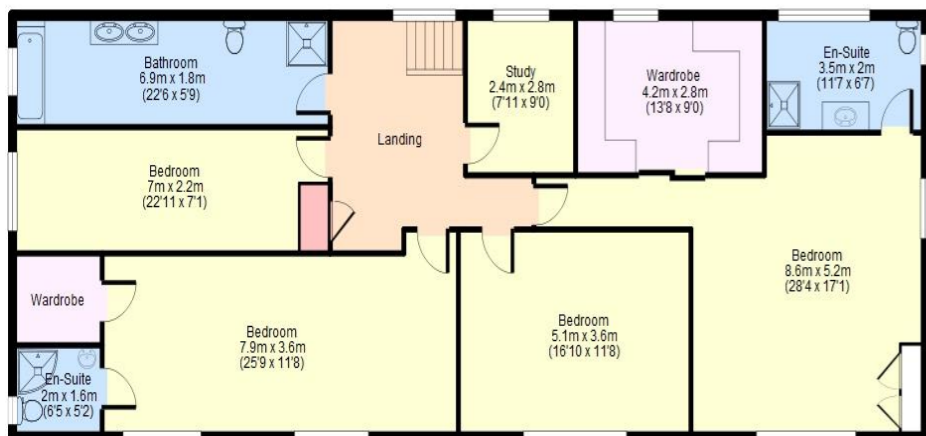


Dixons Hill Close, Brookmans Park, AL9

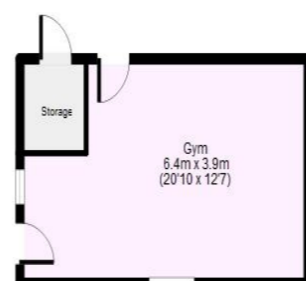
APPROX GROSS INTERNAL FLOOR AREA: 3675 sq. ft / 342 sq. m incl Gym



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	81
		EU Directive 2002/91/EC	

For identification purposes only. Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

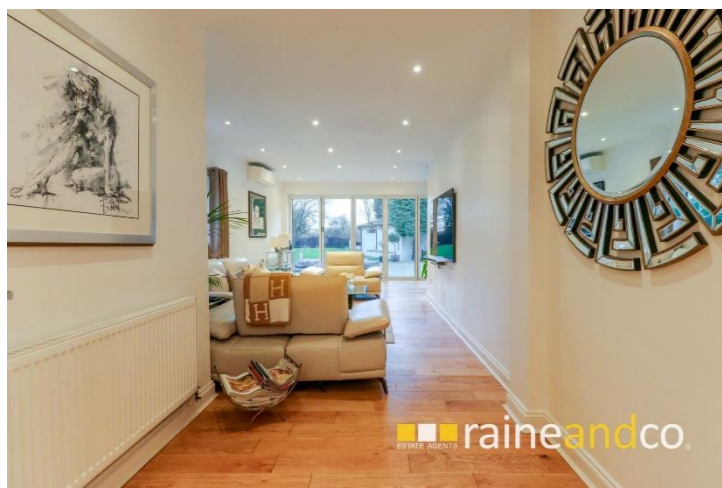
Dixons Hill Road, Brookmans Park Freehold Price £1,750,000



An Exceptional 5-Bedroom Detached Luxury Residence Offering Unparalleled Privacy and Craftsmanship.

- Magnificent five-bedroom detached family home
- Set on a secluded 0.8-acre plot
- Picturesque village of Welham Green
- Accessed via electronic security gates
- Impressive 3,500 sq. ft. complemented by 1,500 sq. ft. of garaging and outbuildings
- Automated Irrigation System in Grounds
- Designed and renovated to an exceptional standard
- This turn-key property exemplifies refined living
- No expense has been spared in the meticulous attention to detail throughout
- Situated at the end of a private road in Welham Green
- Perfect for buyers seeking a home that is as functional as it is beautiful





Ground Floor Elegance and Functionality

From the moment you step through the entrance, you are greeted by an expansive and welcoming hallway, beautifully designed with bespoke finishes that set the tone for the rest of the property. The solid oak staircase, underfloor heating, and attention to every design element create an inviting ambiance.

Reception Rooms

The property boasts three versatile reception rooms, each thoughtfully designed for modern living. The south-facing living room is flooded with natural light and features bi-fold doors opening onto the immaculately landscaped garden. Complete with air conditioning and heating, this room provides the perfect setting for family relaxation or entertaining. The formal dining room, with its generous proportions, is ideal for hosting elegant dinners, while a third reception room, currently used as a home office, offers a quiet and productive workspace with views of the private grounds.

Kitchen/Breakfast Room

The heart of this home is undoubtedly the bespoke Ashley Ann kitchen, which combines timeless design with state-of-the-art functionality. Fitted with custom cabinetry, granite worktops, and an oversized island, this kitchen is as practical as it is beautiful. Key features include - A Rangemaster oven set beneath a bespoke mantle, Integrated appliances, including a Caple 100-bottle wine fridge and a Quooker tap offering boiling, chilled, and sparkling water, Ample space for casual dining or a seating area, with bi-fold doors that open directly onto the garden terrace, making it a seamless space for entertaining, An adjoining utility/boot room, finished to the same high standard, provides additional storage and functionality, ensuring the main kitchen remains a showpiece.

First Floor: Luxurious Bedrooms and Bathrooms

Ascending the staircase, you are met with a bright and spacious landing that leads to five generously sized bedrooms and three luxurious bathrooms.

Master Suite: The master bedroom is a true sanctuary, offering a large dressing room fitted with bespoke wardrobes and a sumptuously appointed en-suite bathroom. No detail has been overlooked, with high-end finishes, including designer tiles, underfloor heating, and premium Villeroy & Boch sanitaryware.

Second Suite: The second bedroom is equally impressive, spanning over 25 feet and featuring a walk-in wardrobe, ample room for a private lounge area, and its own en-suite bathroom.

Additional Bedrooms: Three further bedrooms are all generously proportioned, with large windows that frame views of the gardens and surrounding greenery. Each room has been thoughtfully designed to maximize space and light.

Family Bathroom: The family bathroom is a showpiece in itself, with marble floors and walls, a walk-in shower, and a deep soaking tub. Fittings by Villeroy & Boch add to the overall sense of luxury.

Exterior: Haven for Relaxation and Entertainment

The property is set on a private, gated plot surrounded by mature trees and landscaped gardens, ensuring complete seclusion and tranquility. The south-facing orientation ensures natural light throughout the day, while paved terraces provide the perfect setting for al fresco dining or entertaining on a grand scale.

The grounds include:

A detached gym/summer house, ideal for a variety of uses such as a studio, home office, or guest accommodation.

A triple bank of double garages, which are not only spacious but also offer potential for conversion into an annex or additional living space (STPP).

Extensive lawns and landscaped borders, maintained with an automatic irrigation system, which enhance the property's overall charm.

Potential for Development and Customisation

The property's layout and extensive grounds offer significant potential for further customization. Whether you envision creating a self-contained annex, additional living quarters, or enhancing the existing gym and garages into a larger work-from-home setup, the possibilities are endless. The plot also provides ample scope for extension or redevelopment (STPP), making this property a flexible option for growing families or those seeking to combine luxury living with practicality.

Location: The Best of Both Worlds

Willow End is perfectly located for those seeking a blend of rural tranquility and convenience. Situated at the end of a private road in Welham Green, the property enjoys a purely private setting while being just moments from:

Excellent transport links via the M25, A1(M), and M1, with nearby train stations offering direct access to London Finsbury Park and Moorgate.

A range of local amenities, including village shops, schools, and recreational facilities. The neighboring village of Brookmans Park, known for its charm and boutique offerings.

Further Details

The property is Freehold
Council Tax Band - Band G