



LUMLEY
ESTATES

Aldenham Wood Lodge

Watling Street, Elstree



Aldenham Wood Lodge is an exceptional private estate that combines striking contemporary architecture with timeless elegance, set within approximately 55 acres of beautifully landscaped grounds in one of Hertfordshire's most desirable countryside locations.

Designed to offer both luxurious family living and an outstanding setting for entertaining, the property features expansive reception spaces, superb leisure facilities and a remarkable sense of privacy, all within easy reach of London and excellent transport connections.

KEY FEATURES



10

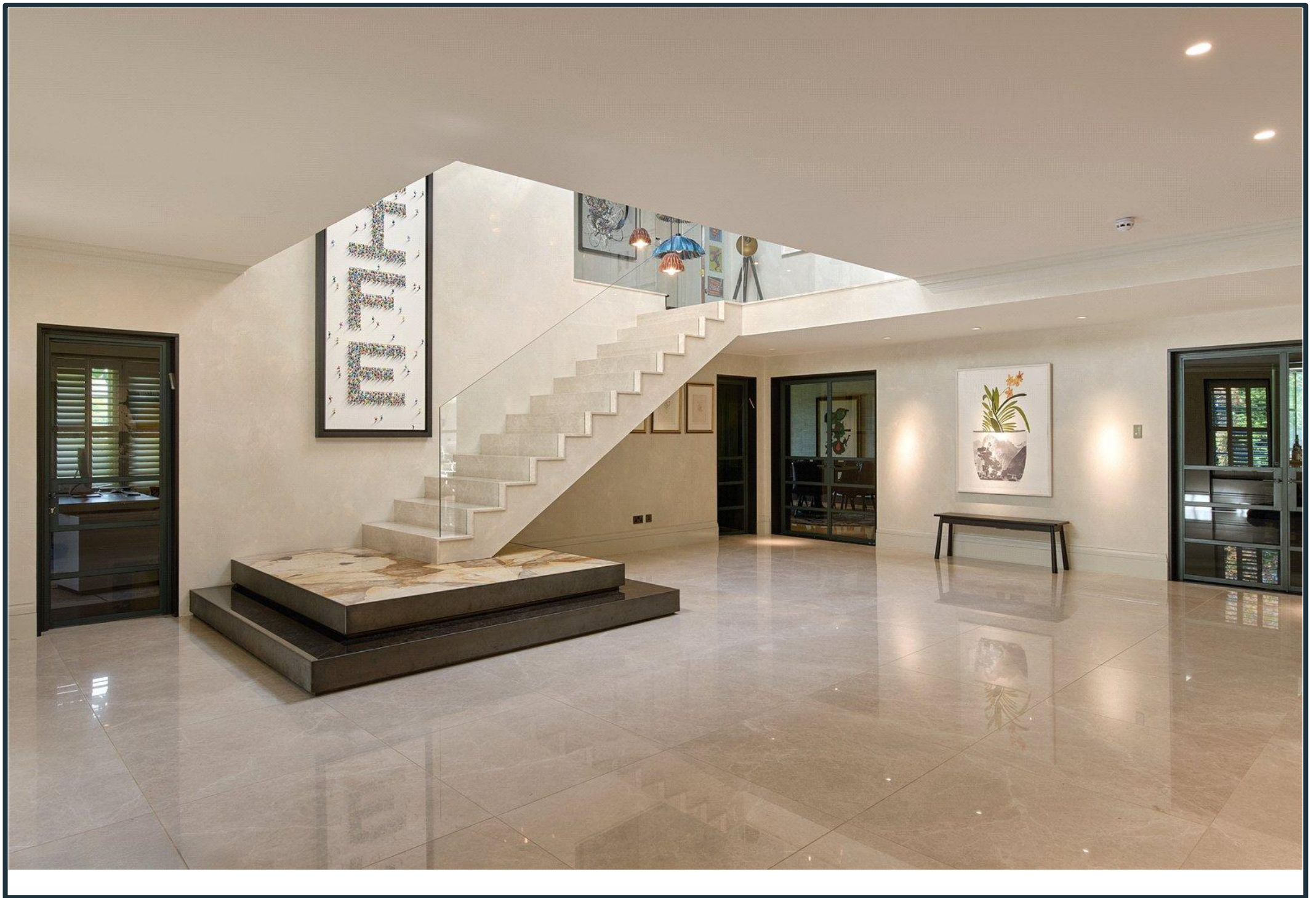


11



9

- Magnificent Country Estate extending to approximately 55 acres
- Heated Swimming Pool, All-Weather Tennis Court, Fireside Camp Area, Helipad & Private Lake
- Guest Lodge and Staff Cottage
- Individually Designed Luxury Residence









ACCOMMODATION

Stepping inside Aldenham Wood Lodge, the exceptional quality of the home becomes immediately apparent. Every interior has been carefully designed to combine striking contemporary architecture with timeless finishes, resulting in a home that is both luxurious and inviting. Grand yet comfortable, each space has been created to offer effortless day-to-day living whilst also providing an impressive setting for entertaining on any scale.

The impressive reception hall provides a memorable introduction to the property, leading through to a collection of beautifully arranged reception rooms that cater equally well to formal occasions and relaxed family life. Floor-to-ceiling glazing floods the interiors with natural light and creates a seamless connection between the house and its magnificent surrounding landscape, allowing the gardens and woodland to become an integral part of the living experience.

At the heart of the home is a remarkable open-plan kitchen, dining and family room, designed as the main social hub of the property. Complementing this space is a fully equipped secondary kitchen, ideal for catering, entertaining and larger gatherings. A selection of elegant reception rooms, sophisticated formal dining areas and comfortable lounges ensure the home is perfectly suited to everything from intimate evenings with family to hosting substantial events.

The lifestyle facilities are equally impressive, offering an exceptional level of luxury rarely found in a private residence. Residents can enjoy a private cinema, games room, wine and cigar room, a spacious gymnasium, together with an outstanding wellness suite featuring a sauna, steam room and dedicated treatment rooms, creating an environment comparable to an exclusive private retreat.











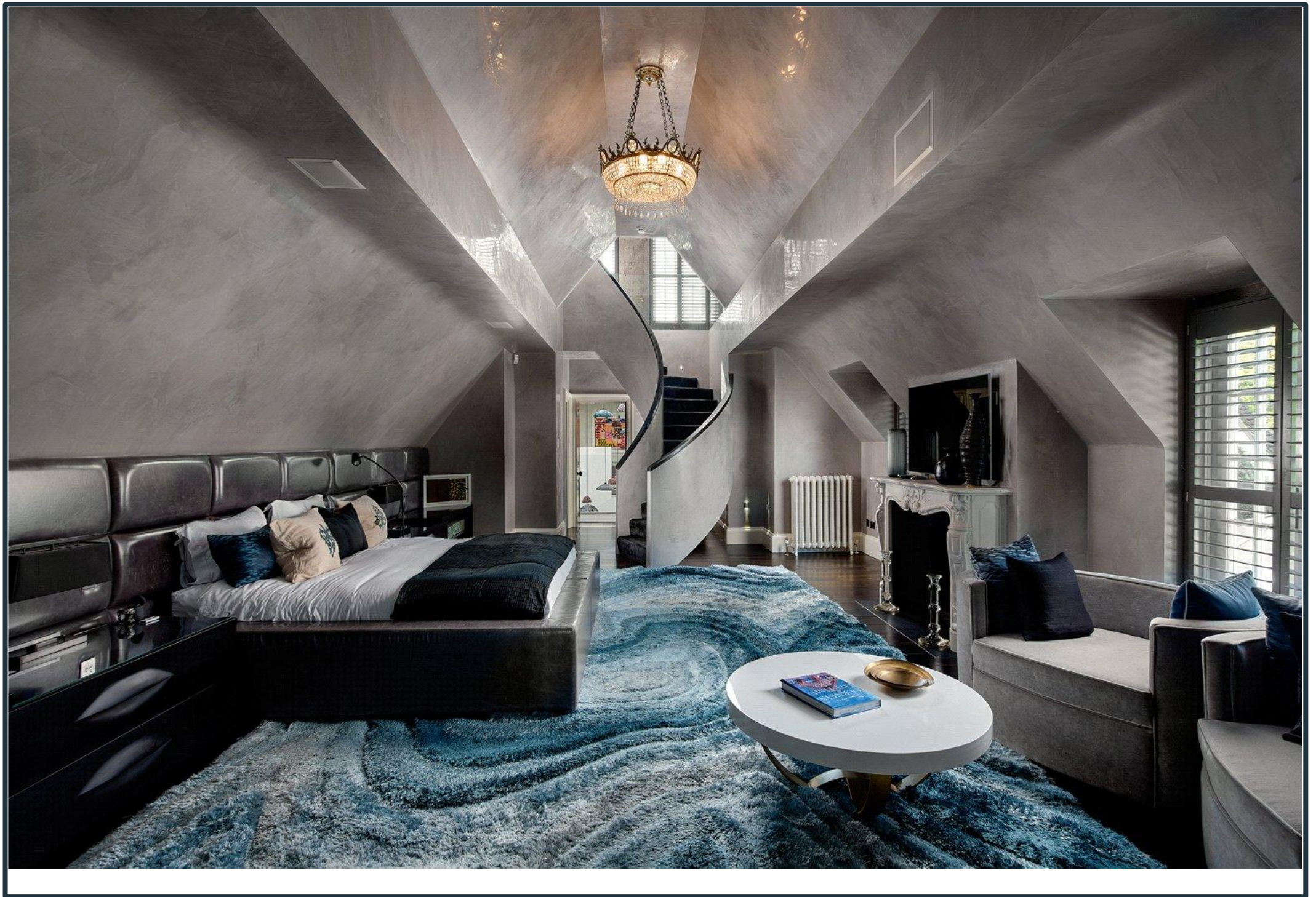


PRINCIPAL SUITE & BEDROOMS

Occupying its own private wing, the principal suite provides a luxurious sanctuary complete with generous dressing accommodation and an exquisitely finished en-suite bathroom.

Four additional bedroom suites within the main residence have each been individually designed with their own stylish en-suite facilities, offering comfortable and private accommodation for family members and guests alike. Large windows frame picturesque views across the grounds, while high-quality materials and carefully selected finishes continue the refined character found throughout the property.

Separate ancillary accommodation also allows the estate to operate effortlessly for household staff or security personnel.







LEISURE, AMENITIES & GROUNDS

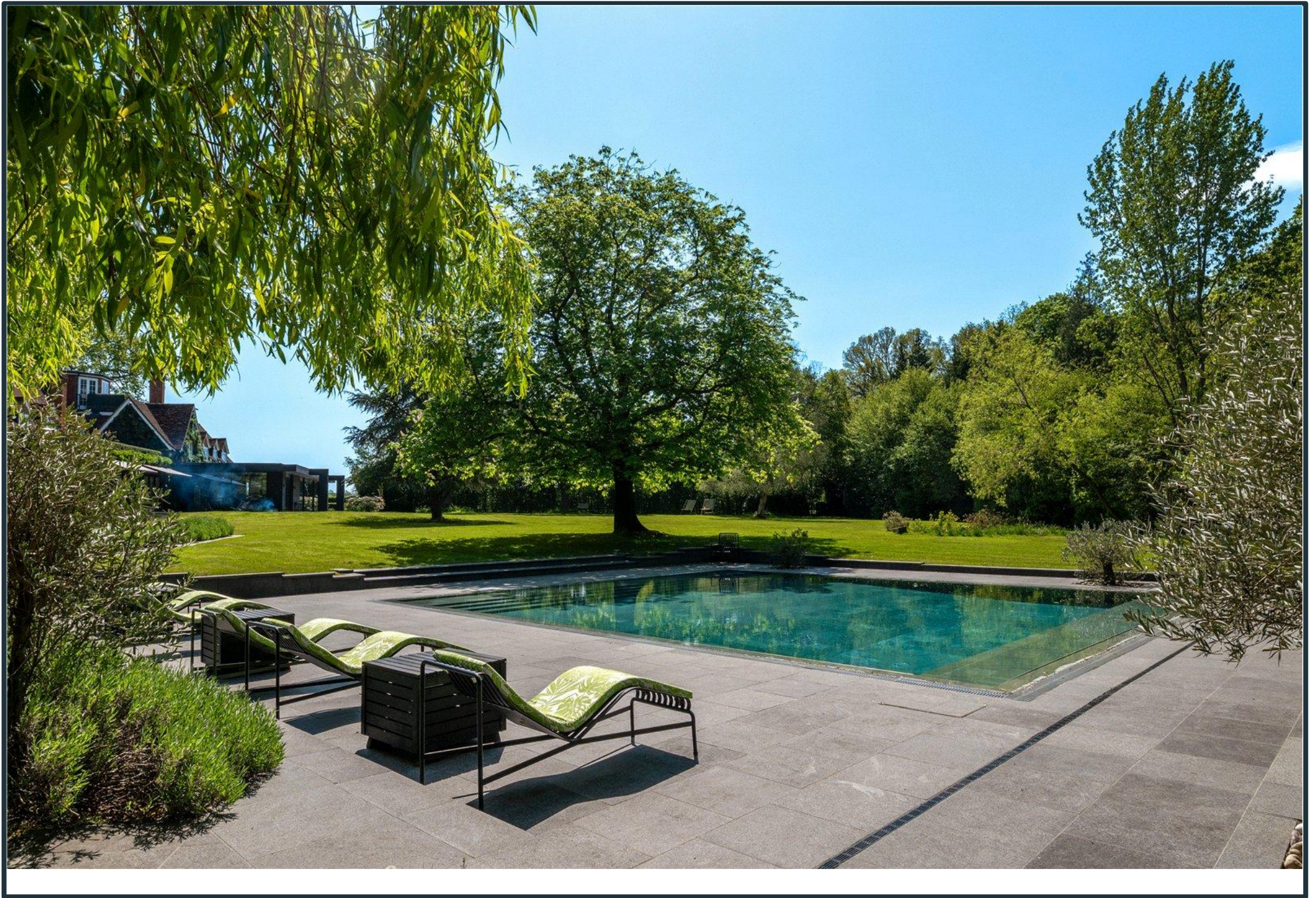
Extending across approximately 55 acres, the grounds are every bit as remarkable as the residence itself. Beautifully maintained formal gardens transition naturally into areas of mature woodland, open parkland, orchards and productive kitchen gardens, creating an exceptional sense of privacy and tranquillity. Outdoor entertaining has been thoughtfully incorporated with extensive terraces, a fully equipped outdoor kitchen, swimming pool and tennis court, while carefully positioned sculptures and works of art add interest and elegance throughout the landscape. Two private helipads, extensive garaging and a range of additional outbuildings further enhance the practicality and versatility of this outstanding country estate.

Nestled discreetly within the grounds is an elegant three-bedroom lodge, offering beautifully presented secondary accommodation that complements the principal residence. Surrounded by established woodland and landscaped gardens, it enjoys complete privacy whilst remaining fully integrated within the estate. Ideal for visiting guests, extended family, live-in staff or private security, the lodge mirrors the same exceptional standard of design, comfort and finish found throughout Aldenham Wood Lodge.

Although wonderfully secluded, the estate enjoys excellent transport connections. Elstree & Borehamwood Station offers fast Thameslink services into central London, while the M25, A1(M), M1 and the Jubilee Line are all within easy reach. Heathrow Airport is approximately a 40-minute drive, making both domestic and international travel highly convenient.

Aldenham Wood Lodge presents an exceptionally rare opportunity to acquire one of Hertfordshire's most distinguished private estates. Combining outstanding architecture, luxurious accommodation and first-class leisure facilities with complete privacy and superb access to London, it offers an unrivalled lifestyle in one of the South East's most desirable countryside settings.















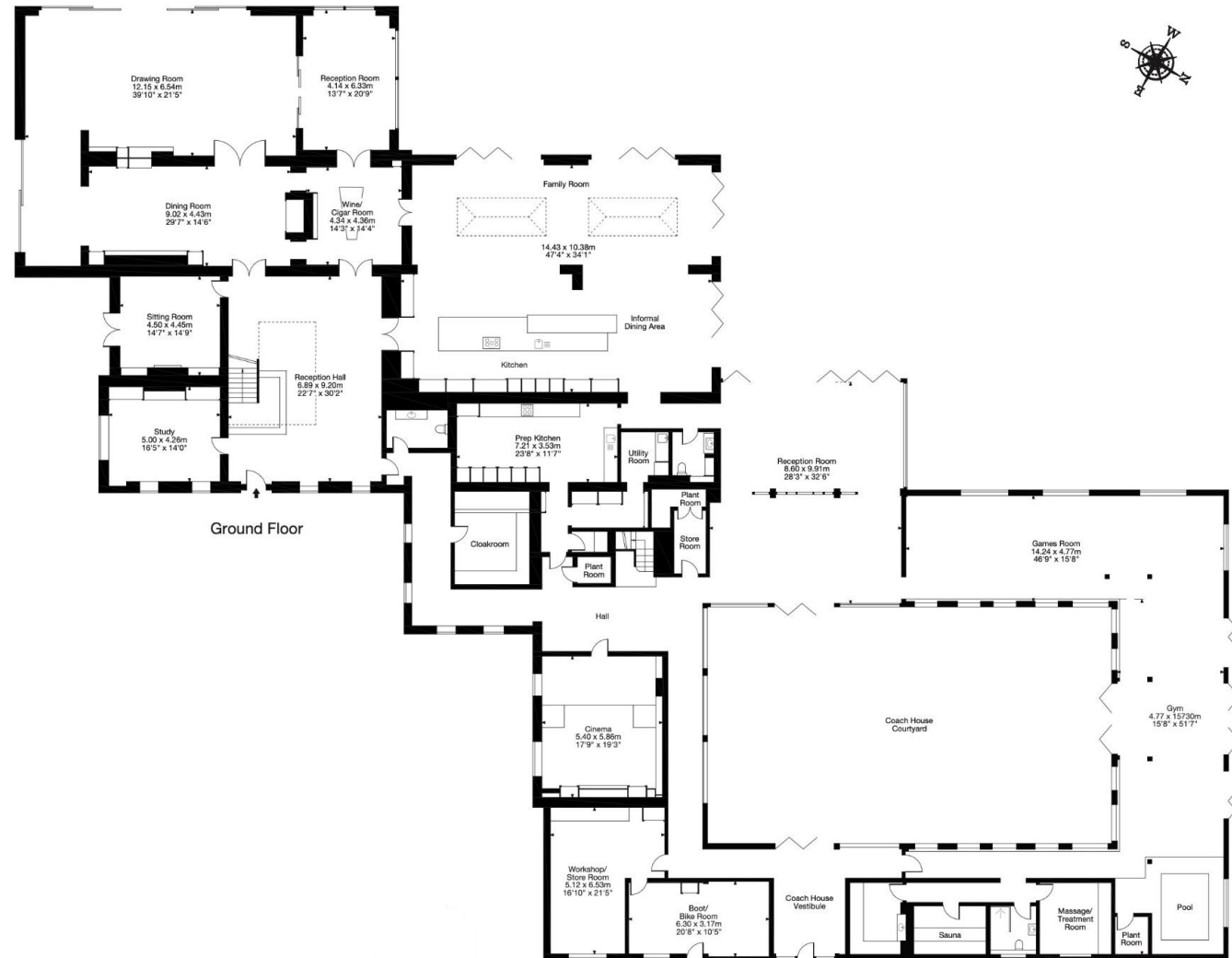




ALDENHAM WOOD LODGE, WATLING STREET, BOREHAMWOOD

Gross Internal Area (Approx.)

Main House = 1,547.3 sq m / 16,655 sq ft



ALDENHAM WOOD LODGE, WATLING STREET, BOREHAMWOOD

Gross Internal Area (Approx.)

Main House = 1,547.3 sq m / 16,655 sq ft



ALDENHAM WOOD LODGE COTTAGES, WATLING STREET, BOREHAMWOOD

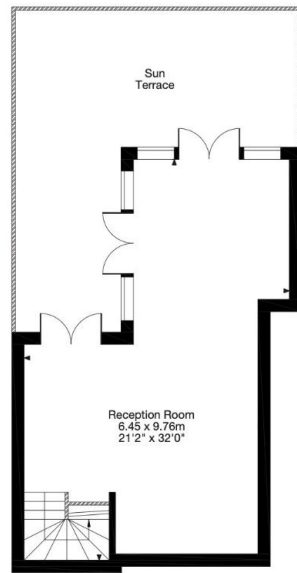
Gross Internal Area (Approx.)

Medburn Lodge = 241 sq m / 2,594 sq ft

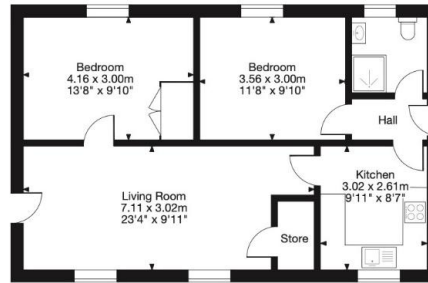
Staff Annexe = 60 sq m / 645 sq ft

Garage = 45 sq m / 484 sq ft

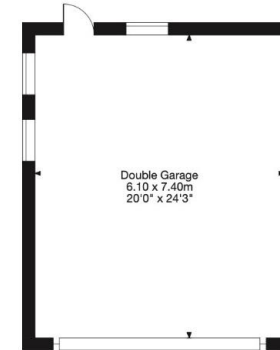
Total Area = 346 sq m / 3,723 sq ft



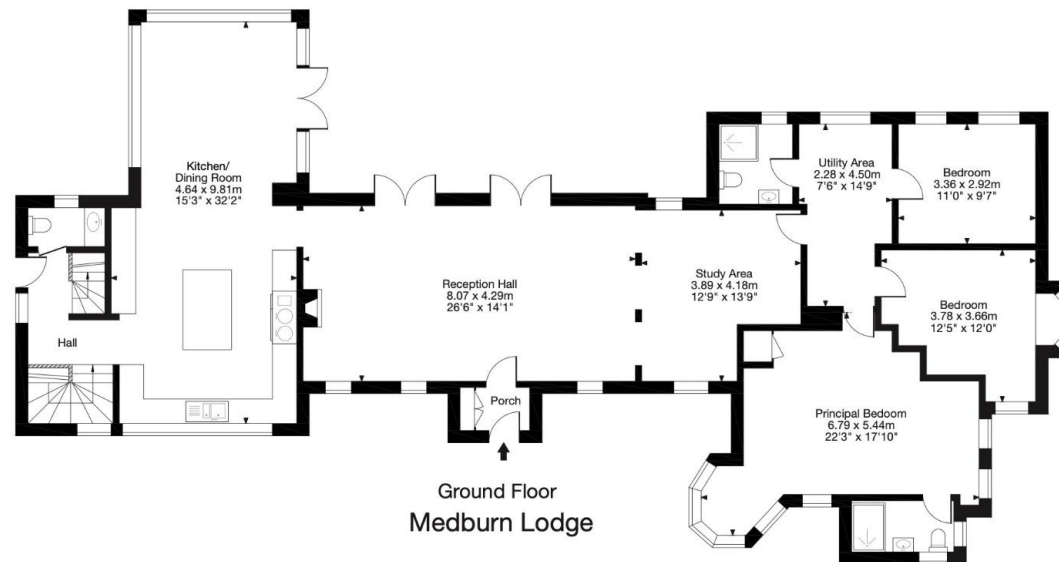
Lower Ground Floor



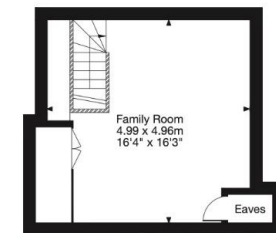
Staff Annexe



Garage



Ground Floor
Medburn Lodge



First Floor



Mark McDonald

01923 853366

mark@lumleyestates.co.uk

72 Watling Street
Radlett
WD7 7NP

Tel: 01923 853 366
info@lumleyestates.co.uk

<https://lumleyestates.co.uk/>

Traditional Values
with a
Modern **APPROACH**