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# Letchmore Lodge

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Aldenham Road | Elstree | WD6 3AQ

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# Letchmore Lodge

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## The Property

Set behind private gates and surrounded by beautifully established grounds, this impressive detached family home offers an exceptional combination of character, space and versatility. Extending to approximately 2 acres, the property provides extensive accommodation across the main residence and an attached two-bedroom cottage, making it particularly well suited to multi-generational living, guests or those requiring additional independent accommodation.

The main house is approached via a welcoming entrance hall and offers a generous selection of reception spaces, including a bright double-aspect drawing room, separate dining room, sitting room and study. The kitchen is well positioned to overlook the grounds and leads through to a conservatory, creating an ideal space to enjoy the garden throughout the year. A utility/laundry room, guest cloakroom and a range of useful storage rooms complete the ground floor.

Upstairs, the principal bedroom enjoys a double aspect and benefits from its own en-suite bathroom and dressing room. There are a further four bedrooms, with two sharing a bathroom, together with an additional family bathroom. Throughout the house, a number of attractive period features remain, including fireplaces, decorative cornicing and timber flooring, adding considerable character to the accommodation.

The adjoining cottage has its own independent entrance and offers excellent flexibility. The ground floor comprises a sitting room, bedroom, kitchen and shower room, with a further bedroom located on the first floor. The cottage could be used as separate accommodation or retained as part of the principal residence.

## Outside

A gated, sweeping driveway provides an impressive approach to the property, leading to a large parking area and detached double garage. There is also a separate detached barn, providing valuable additional storage. The extensive gardens are one of the property's standout features, with mature trees, established borders and a variety of flowering shrubs creating a wonderful sense of privacy. Predominantly laid to lawn, the rear garden also features a substantial dining terrace directly adjoining the house, ideal for outdoor entertaining.

A particularly impressive feature is the covered swimming pool, which benefits from a retractable roof and provides an excellent leisure space for both family enjoyment and entertaining. The total plot extends to approximately 2 acres.

Viewing by appointment only.



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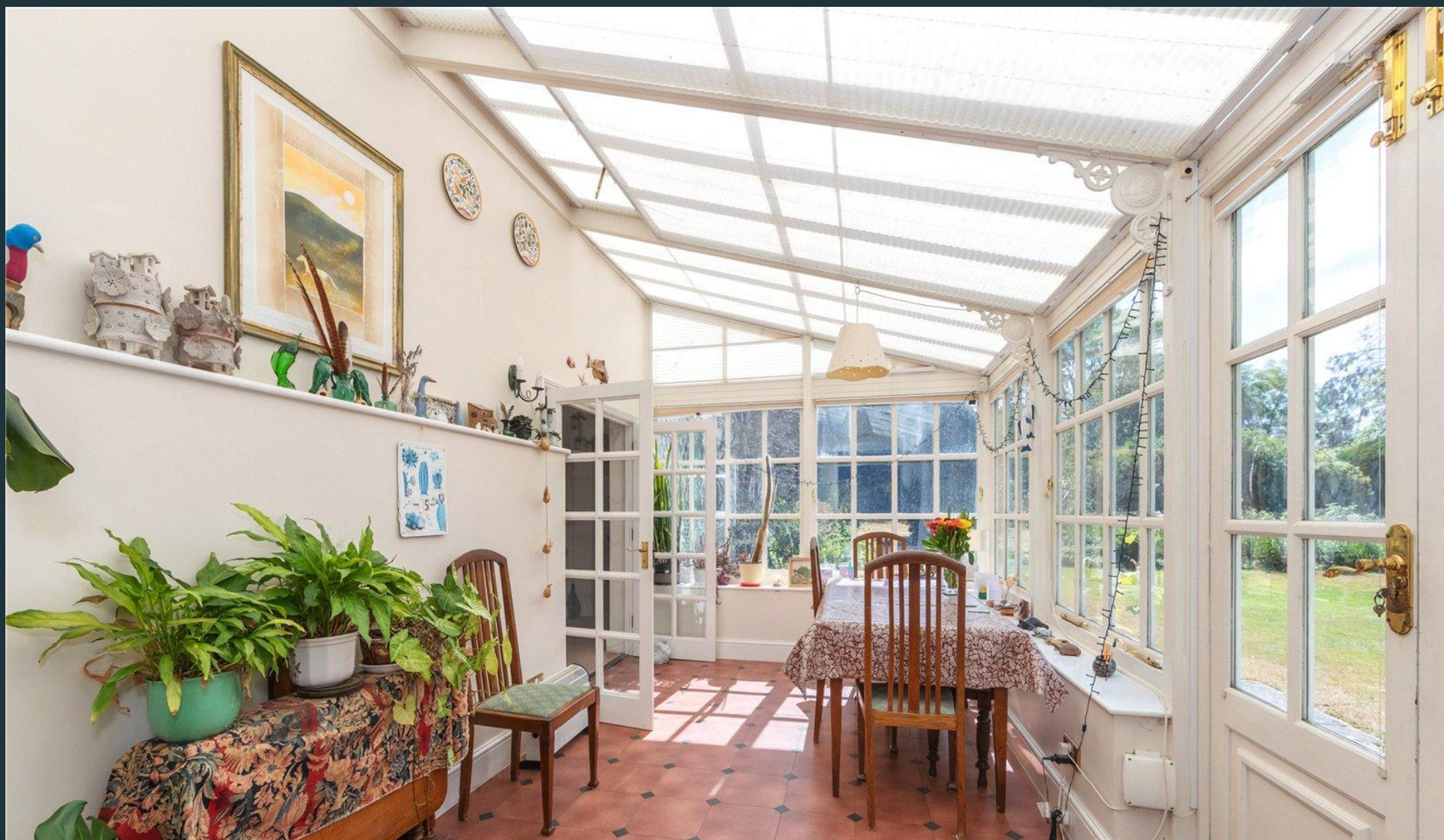
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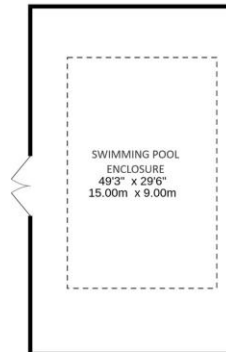
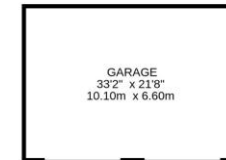
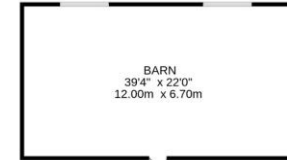
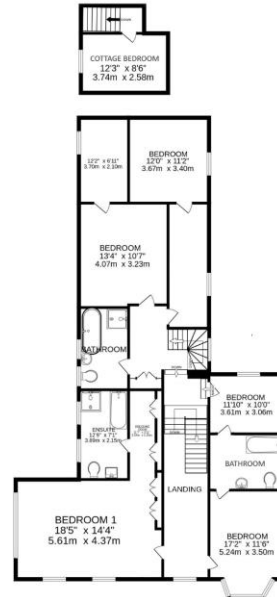
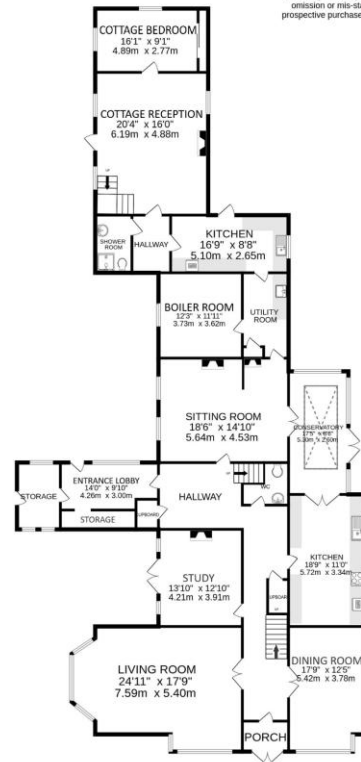
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APPROX. FLOOR AREA - 476.6 SQ.M / 5,130 SQ.FT  
OUTBUILDINGS = 264.4 SQ. M / 2,846 SQ. FT  
TOTAL = 741.0 SQ. M / 7,976 SQ. FT (EXCLUDING VOID)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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