



PERIOD RESIDENCE LOCATED WITHIN THE GROUNDS OF MOOR PARK GOLF COURSE

GREENOAKS, 3 TEMPLE GARDENS,
MOOR PARK, HERTFORDSHIRE, WD3 1QJ

Price on Application Freehold

savills



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Plot of about 0.8 of an acre ♦ Idyllic location within golf course
♦ Fine 1930's period features ♦ Versatile accommodation ♦
Extensive parking ♦ EPC rating = F

Situation

The Moor Park Estate is an exclusive gated area with security cameras and comprising a mix of quality, mainly detached homes set in established private gardens. Within the estate is a shopping parade with a variety of stores and an Underground railway station offering a fast and frequent service to central London, (Baker Street 27 minutes).

There is an excellent selection of schools locally, both private and state. The shopping centre at Northwood has Waitrose and other multiple stores and a Metropolitan Line railway service to central London. Important centres of Harrow and Watford both offer a more comprehensive range of amenities including multiple shopping centres.

Description

Greenoaks is a fine 1930's built family residence that offers a wealth of interior features redolent of the period including an exceptional curved walnut panelled staircase, that gives access to all floors leading from an impressive reception hallway.

Temple Gardens is an exclusive residential enclave set within the grounds of Moor Park Golf Course and enjoying views over a lake towards Moor Park mansion itself. 3 Temple Gardens occupies a plot of about 0.8 of an acre and offers accommodation of approximately 8300 sq.ft.

The property is approached by a substantial driveway leading to the house and a portfolio of ornate wrought iron and glazed double door. The reception hall has oak flooring and an impressive curved wooden staircase with double height volume. The principle rooms of the house are well proportioned with high ceilings and ideal for entertaining on a grand scale, the reception room has a fine art deco fireplace and wooden panelling. The drawing room also has an art deco fireplace in stone and is dual aspect finishing the room there is a further sitting room with French door to the garden. The dining room has a corner fireplace in stone and can accommodate a substantial dining room table.



The kitchen/breakfast room is fitted with white units with under light stone work surfaces. There is a central island unit and contrasting dark granite style tiles. There are integrated Miele appliances and natural light is supplied by a lantern skylight, leaded glazed French doors and an angled roof light window. There is also adjacent walk in pantry and access to the hallway and in turn to a cloaks cupboard and guest WC with marble vanity unit and wash hand basin.

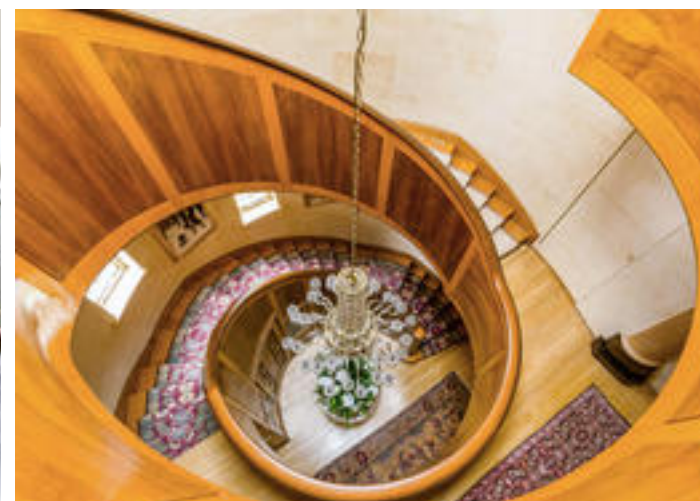
There is a games room with further guest WC opposite. From the hallway there is a staircase down to a laundry/plant room with gas boiler and multiple storage area.

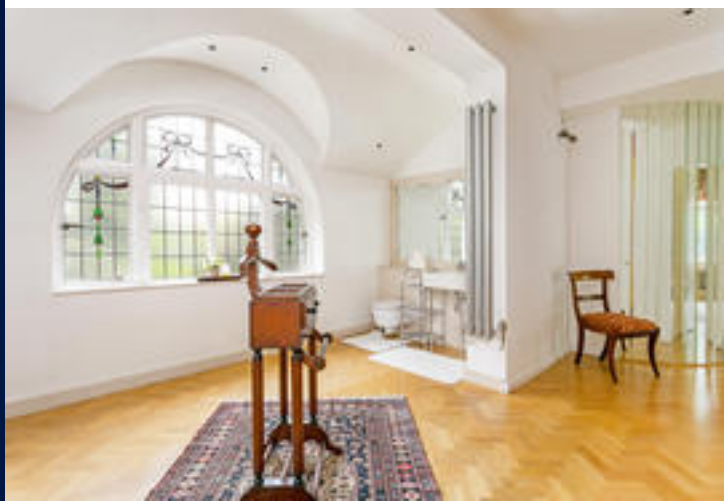
There are two staircases in the house leading to the first floor, one from the inner hallway and the main staircase from the reception hall. The first floor provides great flexible accommodation with an opulent master suite currently comprising the double sized bedroom area, a dressing room, an en-suite bathroom, a further en-suite/dressing room and a lounge. There are three further en-suite bedrooms on this floor. The second floor offers bedroom five, six and seven, a large storage and an attic space.

The house sits back in its plot of about 0.8 of an acre with a lengthy driveway leading to a large forecourt pathway area and integral double garage. The house has large lawns to front and rear, various mature specimen trees and backs onto the Moor Park Golf Course.

Viewing:

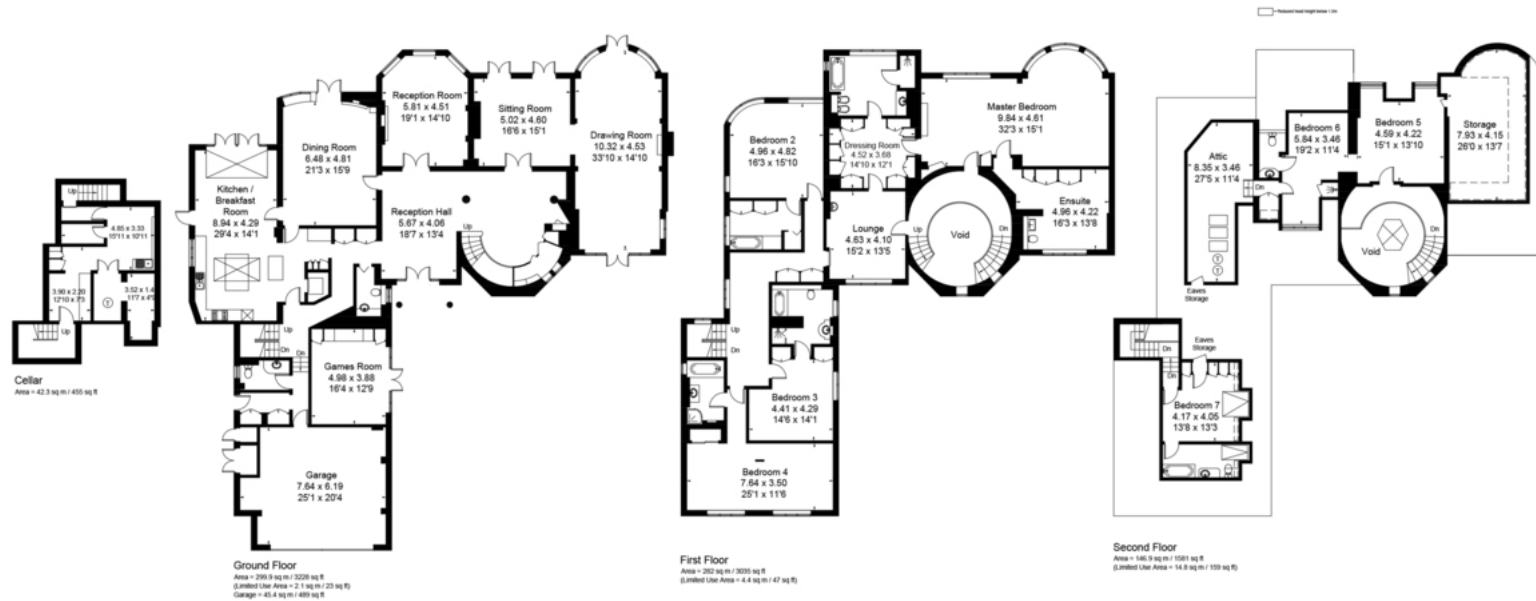
Strictly by appointment with Savills







Approximate Area = 771.1 sq m / 8300 sq ft
 Including Limited Use Area (21.3 sq m / 229 sq ft)
 Garage = 45.4 sq m / 489 sq ft
 Total = 816.5 sq m / 8789 sq ft
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 231520

Savills Northwood
 northwood@savills.com
 01923 824225

savills.co.uk

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