



The Rookery

187 STANMORE HILL, STANMORE, MIDDLESEX, HA7 3HA





AN EXCEPTIONAL GRADE II LISTED GEORGIAN MANSION
LOCATED IN A SECLUDED PLOT OF ABOUT 3 ACRES
ON THE UPPER REACHES OF STANMORE HILL.

A country estate in town

Fabulous landscaped grounds of about 3 acres

Separate two bedroom cottage

Extensive parking and garaging

Swimming pool and sauna

Tennis and squash courts

SUMMARY OF ACCOMMODATION:

- Entrance hall ♦ drawing room ♦ study ♦ dining room ♦ saloon ♦ tv room ♦ family room
♦ kitchen with larder ♦ sitting room ♦ snooker room ♦ six ensuite bedrooms
♦ two dressing rooms ♦ games room ♦ leisure complex with squash court ♦ drivers room
♦ courtyard with outside kitchen

SAVILLS NORTHWOOD

1 ROWLAND PLACE GREEN LANE,
NORTHWOOD,
MIDDLESEX HA6 1AA
NORTHWOOD@SAVILLS.COM
01923 824225

SAVILLS.CO.UK



DESCRIPTION

The Rookery is an exceptional Grade II listed mansion dating from the early 18th Century with later additions and enjoys westerly views over landscaped grounds that extend to about 3 acres. The estate comprises a fine main house of about 11,406 sq ft including swimming pool complex and basement, cottage and outbuildings of about 2790 sq ft and garaging of about 658 sq ft.

A hidden gem, the property is set back from Stanmore Hill behind a high wall and gates and has a large forecourt with garaging and drivers rooms over. The house is laid out over four floors with impressive principle reception rooms enjoying fine garden views, six en suite bedrooms to the first floor, seventh bedroom and bathroom on the top floor and a basement with games room, lounge and store.

Leisure facilities include indoor pool and sauna, squash court, tennis court, gym and snooker room.

The parkland gardens are magnificent and slope gently away from the terrace to the rear of the house down to an ornamental lake with bridge and gazebo. The grounds include a tennis court, leisure complex with squash court, gym area and games room and a detached two bedroom cottage.

To the front there are further landscaped gardens and a sheltered courtyard, overlooked by a white weather boarded clock tower with cupola, with an ornamental aviary and covered outside kitchen.

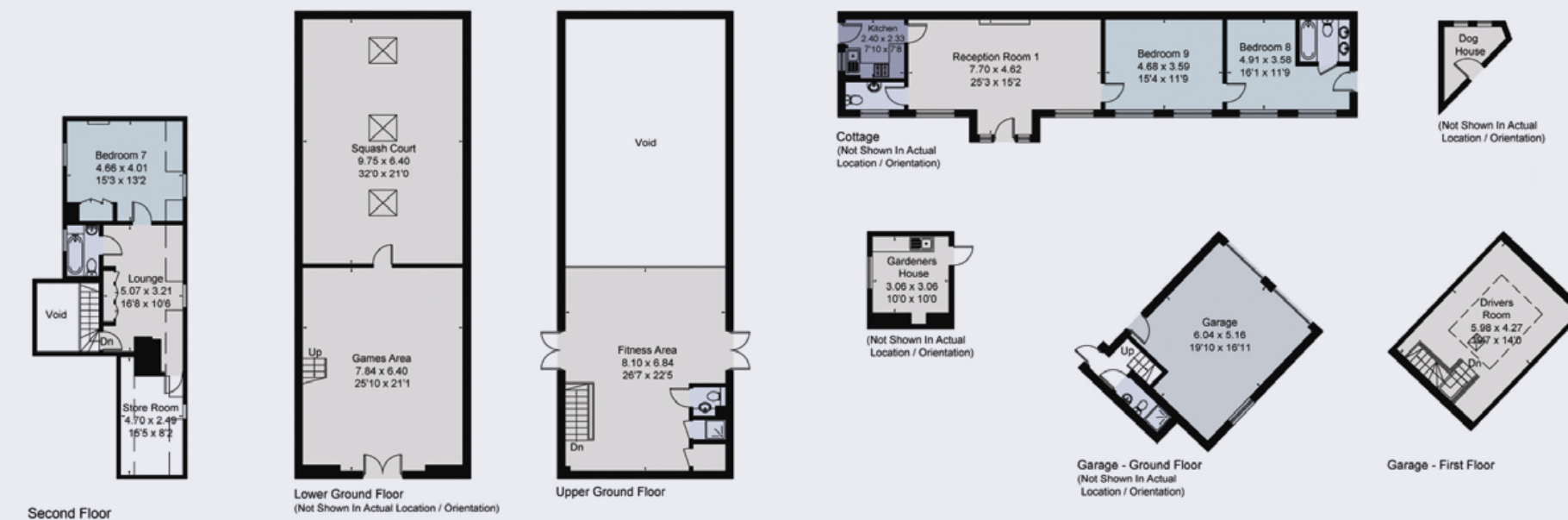








Approximate Area = 1059.7 sq m / 11406 sq ft
 (Including Swimming Pool / Excluding Voids)
 Garage = 61.1 sq m / 658 sq ft
 Outbuildings = 259.2 sq m / 2790 sq ft
 Total = 1380.0 sq m / 14854 sq ft
 Including Limited Use Area (30.6 sq m / 329 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 279885



SAVILLS NORTHWOOD

1 ROWLAND PLACE GREEN LANE,
NORTHWOOD,
MIDDLESEX HA6 1AA
NORTHWOOD@SAVILLS.COM
01923 824225

SAVILLS.CO.UK

savills