

Frogmore Hall, Watton at Stone, Hertfordshire, SG14 3RU.  
Asking Price £895,000







Frogmore Hall was built in the 1860's for G.B Hudson M.P and was then commissioned by the UK Government in World War 2 for the head quarters of the special operations executive. In 2007 this Victorian Grade II listed mansion was fully refurbished and 'Beechwood', a stunning ground floor apartment was one of just 6 luxury apartments created, and this specific property comes with VACANT POSSESSION, and is an ideal 'Lock up and Leave' property for those who spend time abroad during our winter months! The present owners have extensively remodelled and upgraded the property to a very high standard which includes but is not limited to refitted bathroom suites, a 'Tom Howley' designed kitchen with matching cabinets in both the 'Boot Room' and 'Laundry Room', underfloor heating and the list goes on! The grounds are extensive and cover an area approaching 12 acres, which is ideal for pet owners, and offer both woodlands and formal gardens combining ample residents and visitors parking, along with your own garage. To fully appreciate the attention to detail lavished upon this home, arrange a viewing by either calling H&M Executive and Country on (01438) 728444 or emailing sales@homesandmortgages.co.uk

#### Entrance Hallway

12'4 x 6'8

A bright and airy hallway accessed by a twin panelled and glazed front door with a six panel glazed window above which accounts for the influx of light. The hallway is laid with solid oak flooring and gives access to the 'Boot Room' and 'Bedroom Two.

#### Inner Hallway

21'3 x 4'9

The inner hallway leads up from the entrance hall and gives access to the kitchen/breakfast room, drawing room and also the master bedroom.

#### Drawing Room

30'2 x 15'10

A substantial drawing room with impressively high ceilings benefiting from triple aspect sash windows and wooden glazed french doors. The original Italian marbled fireplace houses a wood burning stove. Opening the french doors to your own private terrace overlooking the formal gardens creates a room offering an abundance of light.

#### Kitchen/Breakfast Room

20'6 x 15'1

A beautiful hand made bespoke 'Tom Howley' designed kitchen complete with a range of appliances which include a 'Falcon' multi function range oven and five ring burner hob with extraction over, 'Fisher and Paykel' American style fridge freezer. Wine cooler built into the peninsular island. The white Caesar quartz stone work tops with an inset 'Shaws' ceramic sink compliment the kitchen cabinets as well as the peninsular island both offering an array of storage. The glazed sash windows over look another part of the formal gardens. The porcelain tiled floor also comes with underfloor heating.

#### Boot Room

6'7 x 5'11

The boot room continues with the 'Tom Howley' theme and offers a spacious amount of storage units for coats, hats and other regalia along with a 'Shaws' sink complemented by 'Nickel' mixer taps over and rinse handle. Cistern enclosed low level WC, opaque sash window, Nickel heated towel rail.

#### Laundry Room

5'11 x 4'4

A well proportioned laundry room fitted out with 'Miele' integrated washing machine and tumble dryer offering extra essential storage in the form of floor to near ceiling cabinets.

#### Master Bedroom

18'10 x 13'9

Accessed via a vestibule area the master bedroom enjoys plenty of sunlight from the five ceiling height sash windows and gives views over part of the formal gardens. Built in white high gloss wardrobes and a matching dressing area can be found on one side of the master bedroom and adjacent is the door leading into the master Ensuite bathroom.

#### Master Ensuite

12'11 x 6'6

Fully fitted high level four piece bathroom suite from the companies of 'Villeroy & Boch' and 'Grohe' comprising of a sloped back bath, his and hers double width vanity sink with a mirrored 'Keuco' wall cabinet, cistern enclosed low level WC, oversized walk in shower cubicle, underfloor heated porcelain tiled floor and fully tiled walls.

#### Bedroom Two

15'3 x 10'9

Sash windows looking over the terraced area and gardens, floor to ceiling cream high gloss wardrobes, built in storage cupboard housing the recently installed water softener and Megaflo system. Door leading into the Ensuite.

#### Ensuite

6'1 x 4'5

Fitted with a walk in shower cubicle, vanity wash hand basin and cistern enclosed low level WC. Porcelain underfloor heated tiled floor and full tiled porcelain walls, heated chrome towel rail.

#### Basement Store

12'2 x 8'5

Accessed by steps leading off your private terrace, complete with power and light and ideal space for extra storage.







#### Garage/Golf Room

18'8 x 11'7

Situated adjacent to 'Beechwood' and currently converted into a 'Golf Swing Simulator Room' coming complete with artificial grass flooring and carpeted walls, power and light. The loft has ample storage and is accessed by a timber pull down ladder.

#### Formal Gardens

The formal and well maintained grounds offer an abundance of space for the residents to enjoy, along with family and friends when the occasion arises for a gathering or informal BBQ. Woodlands can be found edging the grounds along with the original steps and boundary walls.

#### Residents Parking

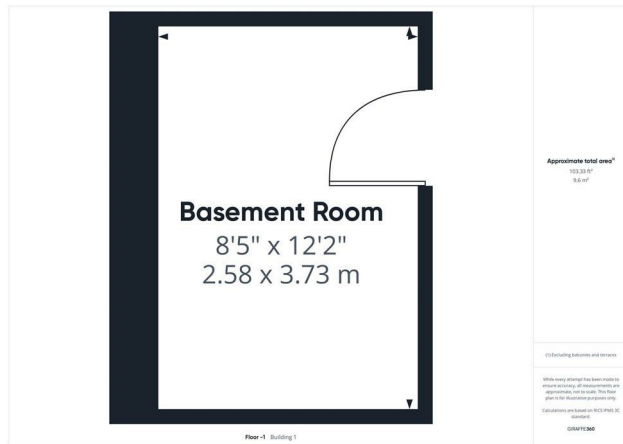
The grounds offer ample parking with residents having their own allocated space with additional parking for residents and visitors, and is situated just past the electric gates that give access to the grounds at the end of the long sweeping driveway that leads off from the A602.

#### Private Terrace

Facing in a south westerly direction is your own private terrace which leads nicely off from the drawing room and over looks the formal gardens and 'Parterre' garden.







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