

EXCLUSIVELY  BELLIS

**MULLINER HOUSE** CAMLET WAY



## MULLINER HOUSE CAMLET WAY

Mulliner House is an 8,000 sqft Georgian style house, set over four floors.

The grand entrance hall of Mulliner House features a sweeping curved staircase and lift and leads to the formal lounge and study. The spacious contemporary kitchen to the rear of the house has an attached walk in cold store, utility room and breakfast area. Pocket doors lead from the kitchen through to the dining room allowing you to decide when to enjoy open plan living. Two impressive wine racks line one wall of the dining area which is separated from the living room by a double sided fireplace. Bi-fold doors open out onto the south facing balcony area which overlooks the garden.

The first floor radiates off a galleried landing which surrounds the chandelier hanging above the floor below and leads onto four double bedrooms each with en suite bathroom. The master bedroom suite boasts an American-style walk-in wardrobe leading through to a luxury ensuite bathroom with walk-in shower, standalone bath, bespoke vanity units and Aquavision TV.

The second floor houses two further double bedrooms both with ensuite bathroom and walk-in wardrobe and a secondary kitchen/utility room.

Within the basement there is a guest bedroom with en-suite, a fully equipped private cinema, a gym with changing facilities, swimming pool, steam room and jacuzzi. The basement leads out through bi-fold doors to the garden.







Hadley Wood Golf Course



Hadley Common



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Full basement including a staff suite, fully equipped cinema room, and gymnasium, as well shower room and plant room. It also includes ones of the best features, a swimming pool complex with built in Jacuzzi, steam room and bar area.



# ACCOMMODATION & AMENITIES

## THE STRUCTURE

- 10 year warranty
- High level of insulation to external walls and roof
- Concrete intermediate floors
- Quality brickwork
- High performance windows

## LOWER GROUND

- Cinema room inc Dolby Atmos surround sound, 4k projector, 3.5m anamorphic screen
- Gymnasium
- Steam room
- Staff accommodation
- Swimming pool with swim jet and spa

## INTERIOR FINISHES

- Plaster finish to all walls
- Coffered ceilings to Living/ Master Bedroom/Lounge
- Full height doors on ground floor with feature handles
- Solid quality doors throughout
- Double-sided fireplace between living area and dining room
- Porcelain tiles to main reception rooms
- Quality carpet to all upper floors
- Bespoke designed wardrobes to all bedrooms
- Wrought iron balustrade

## KITCHENS

- Bespoke made kitchen units
- Miele appliances to the following: steam oven, integrated dishwasher, wine cooler, coffee machine
- Quooker hot tap
- Warming drawer/s
- Cold room
- Quartz work tops
- Specialist lighting
- Soft-closing units
- Top floor kitchen

## BATHROOMS

- Heated tiled floors
- Ladder rack towel rails
- Fully tiled
- Superior sanitary ware, incl rain shower heads
- Complimentary vanity units and mirrors
- Master bathrooms include TV & hand crafted vanity units
- Shadow gap lighting

## HEATING & AIR CONDITIONING

- Underfloor heating throughout, with individual room controls
- Air conditioning to basement, main reception rooms and master bedroom
- Full climate control to pool area
- Master plant room in basement
- Fully controlled through smart phone

## ELECTRICAL

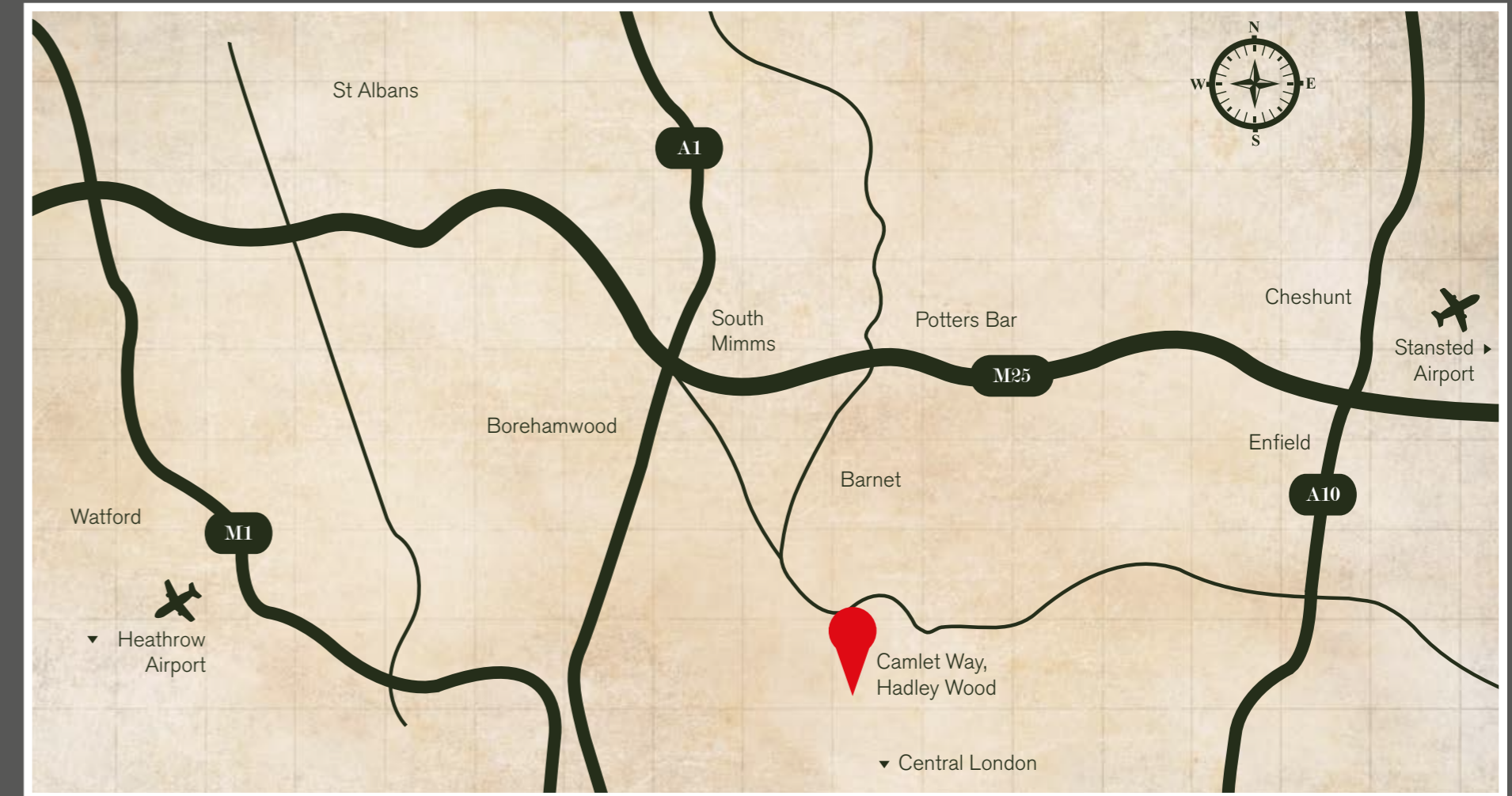
- Energy efficient down lights
- Central communication system
- CAT6 wiring throughout
- Chrome cover plates throughout
- Hard wired sound system
- Television and telephone points in all main rooms
- Feature lighting throughout, incl recessed lights, low level lighting & LED strip to coffer ceilings
- Control 4 throughout the house, to control lighting, sound, door entry, cinema, heating, air-conditioning

## EXTERNALS

- Electric front gate and video entry
- Private entrance and secure car parking
- High quality block paving to driveway
- Garaging with electric doors, lighting and power
- External design lighting to front and rear garden
- Finished patio full width of the house
- Turfed garden front and back areas
- Water points to front and rear
- Power points to front and rear
- Patio to rear garden & balcony with composite decking

## SECURITY

- Banham electric lock to front doors
- High performance window and door locks
- Gated entry
- Video entry phone
- Alarm system
- CCTV inc 8 cameras
- Wired smoke and heat detection system



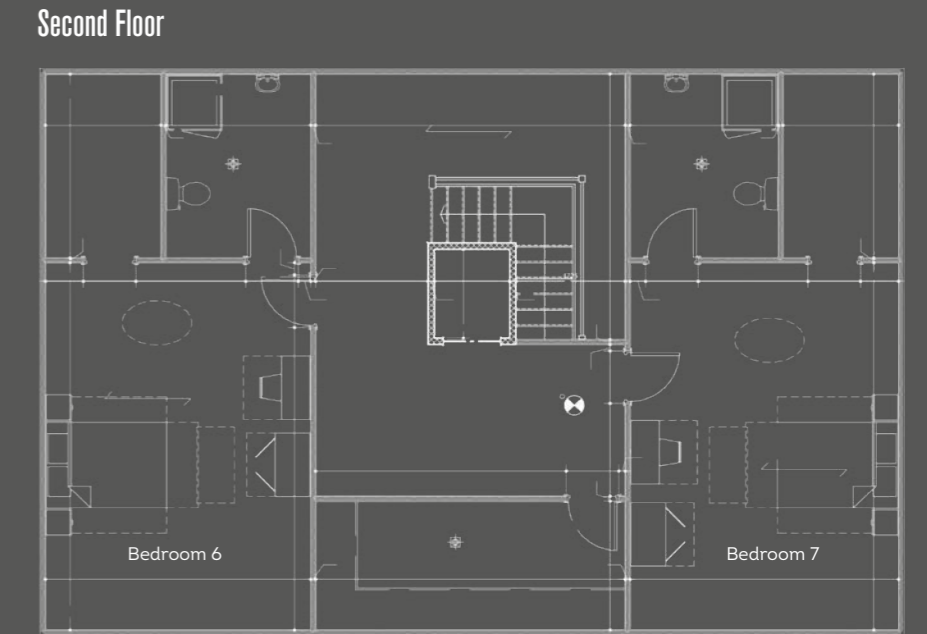
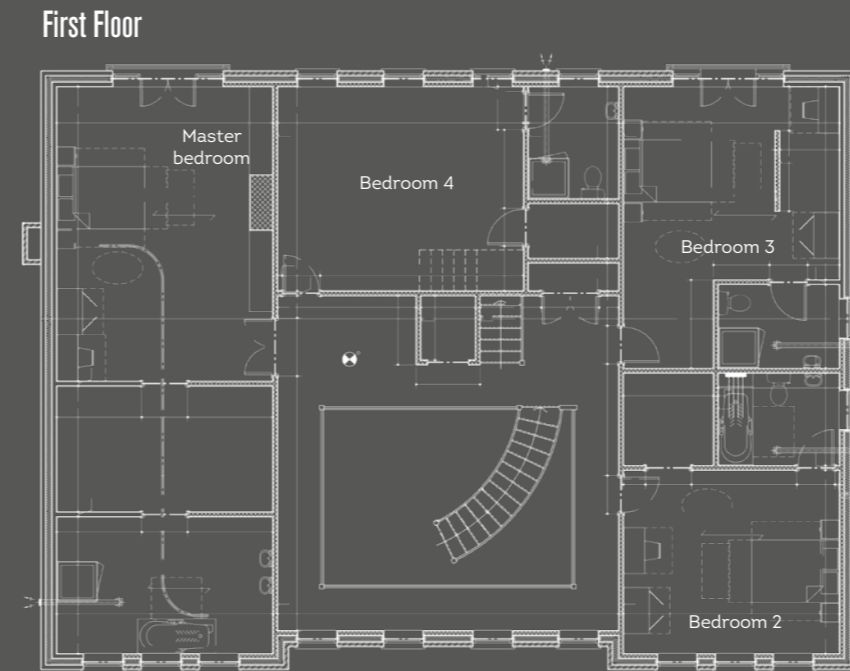
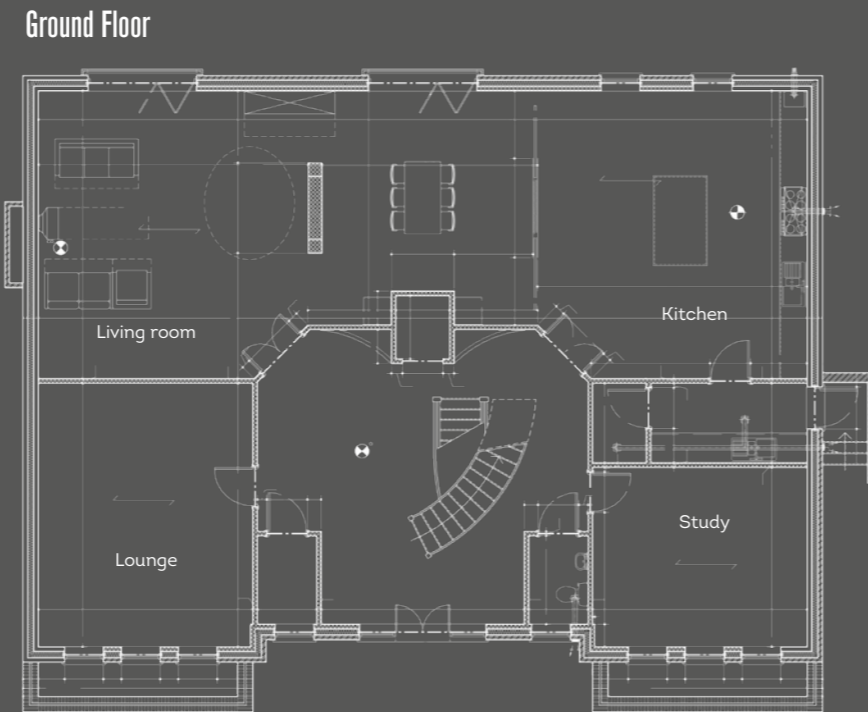
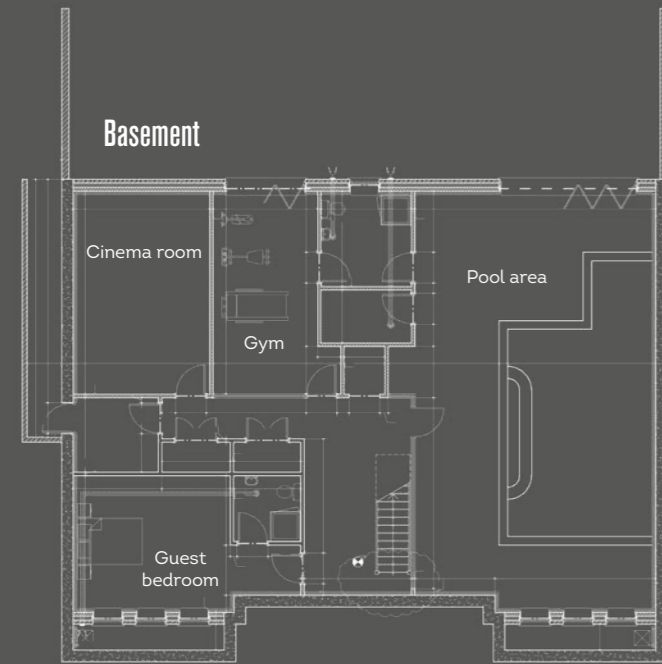
## BY ROAD

- Central London 1hr
- Stansted Airport 34 minutes
- London Heathrow 36 minutes
- City Airport 42 minutes

## BY RAIL

- Central London 51 minutes
- City Airport 1hr 10
- London Heathrow 1hr 20
- Stansted Airport 1hr 20

PLOT 2 - MULLINER HOUSE







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