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**DANCERS HILL HOUSE**  
Bentley Heath, Hertfordshire

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*A grand restored and refurbished Grade II listed Country House set in a secluded and private setting of approx. 6 acres with a 1½ lake approached via a sweeping gravel drive with roundabout within easy reach of central London*

A1/M25 Interchange 2 miles; High Barnet Station (Northern Line) 2 miles; Central London 14 miles; 25 miles to London Heathrow Airport

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### DESCRIPTION

Recently restored and refurbished this Grade II country house, being of architectural importance. Dancers Hill House is described as a Palladian Villa, which has been significantly extended. The front elevation has the classical proportions of the period, constructed in brick, finished in render under a slate roof. A Modillion eaves cornice lies below the parapet.

Internally, the house, which has a transitional feel, combines light and spacious reception rooms with comfortable bedroom accommodation. A particular feature is the excellent proportions of the principal reception rooms, which includes a drawing room, dining room, conservatory, lounge and study. The drawing room opens through to the "Viewing Gallery", which overlooks the formal gardens to the rear of the house.

At the garden level is the cinema room, wine room and a traditional cellar. There is also a gymnasium, shower room, snug, utility room and boiler room, which have been incorporated into the East Wing.

Externally, situated to the northeast of the house, is Ivy Mantle, charming three bedroom cottage with two reception rooms, and a fitted kitchen/dining room. Ivy Mantle is ideal as separate accommodation for guests, staff or relatives or as a home office.

The gardens and grounds provide a magnificent setting for the house. The informal lawns and parkland to the south include a charming 1½ acre lake, stocked with a selection of fish. To the rear are the formal gardens with rose beds set within walled areas, creating peace and tranquillity. The gardens include a magnificent selection of mature trees including Cedar, Limes and Yew, whilst in the spring the grounds are carpeted in daffodils and bluebells.



## LOCATION

Dancers Hill House stands in an elevated rural position within the Metropolitan Green Belt. The property is located on the outskirts of Hadley Wood/Hadley Common and Barnet, which provide a comprehensive range of shopping and other facilities, whilst central London is 14 miles to the south.

Communications are excellent with the A1/M25 interchange 2 miles away. Fast and frequent trains leave Hadley Wood, reaching Kings Cross in around 20 minutes or Moorgate in around 30 minutes. The London underground service runs from High Barnet (Northern Line). There is also good access to national airports. Heathrow is within 25 miles, Luton Airport 20 miles and Stansted is 36 miles distant.

The district is also renowned for its strong selection of schools in both the private and state sectors. Prep schools include Norfolk Lodge (Prep and Nursery) Lochinvar and Stormont, nearby public schools include Haberdashers' Aske's, Haileybury, Aldenham, Queenswood (for girls), St Albans School for Boys and St Albans High School for Girls. State schools include Queen Elizabeth's Boys, Queen Elizabeth's Girls, and Dame Alice Owens.

There are also a number of Golf Courses in the vicinity including Beech Hill, Old Fold, Dyrham Park and South Herts.

## HISTORICAL NOTE

Geoffrey de Mandeville, the Earl of Essex, is assumed to have built a Motte and Bailey castle on the site of Dancers Hill House in the early 12th Century.

A manor house is the first recorded building on the site in 1558. Prior to becoming Queen, Princess Elizabeth would stay at this home to break the 'insufferable' carriage journey between Hatfield House and London. It is thought that the Princess took her afternoon tea under the old yew tree, which still stands at the front of the house.

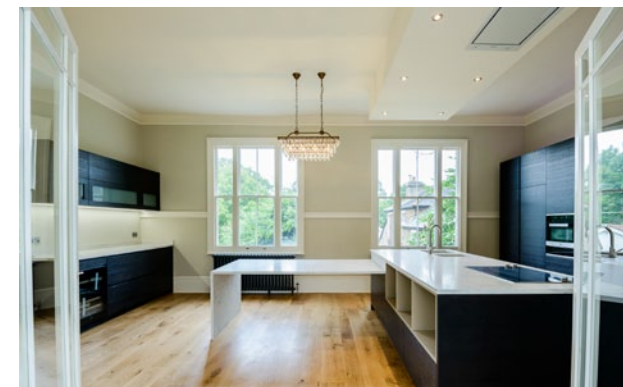
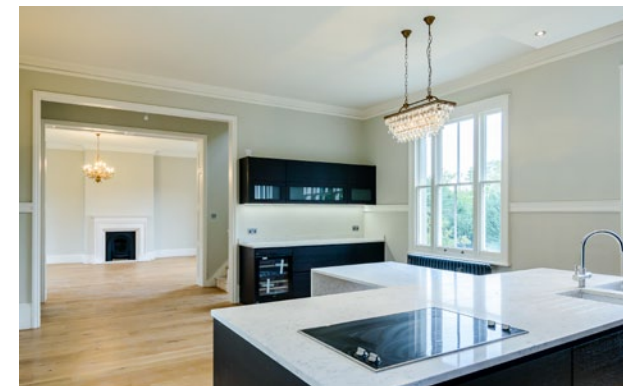
In 1768 the property was acquired by George Byng of Wrotham Park, later to become Admiral of the Fleet.

The core of the existing house is attributed to Charles Ross, who rented the house from the mid 18th Century, although extensive alterations were made to the building by John Chapman in the 19th century.

An avenue of Limes was planted along the western boundary during the reign of Queen Anne, who is also reputed to have stayed at the Old Manor House. This avenue remains today.

## DIRECTIONS

From the A1/M25 interchange take the A1081 St Albans Road. At the western part roundabout turn left into Dancers Hill Road. Near the top of the hill turn left into Dancers Hill Lane and the entrance to Dancers Hill House will be found on the right hand side.





## DANCERS HILL HOUSE ACCOMMODATION

### Ground floor

- Reception hall entrance
- Guest cloakroom
- Drawing room
- Lounge
- Study
- Dining room
- Fitted kitchen/breakfast room
- Conservatory

### Garden level

- Cinema room
- Wine room
- Gymnasium
- Shower room
- Snug
- Utility room
- Boiler room
- Cellar

### First floor

- Master bedroom suite with en suite bathroom with shower
- 2nd bedroom suite with dressing room and en suite shower room
- 3rd bedroom suite with en suite shower room
- 4th bedroom suite with en suite shower room
- 5th bedroom
- 6th bedroom suite with en suite shower room
- Family bathroom



## IVY HOUSE ACCOMMODATION (which is linked by pergola to the main house)

### Ground floor

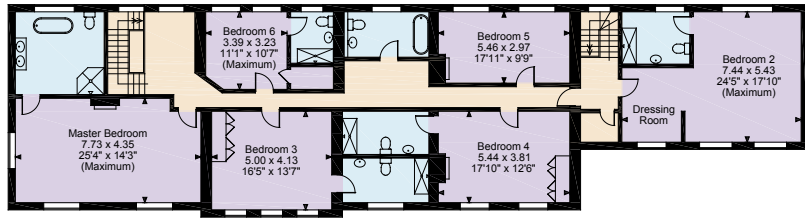
- Entrance hall
- Lounge
- Fitted kitchen

### Second floor

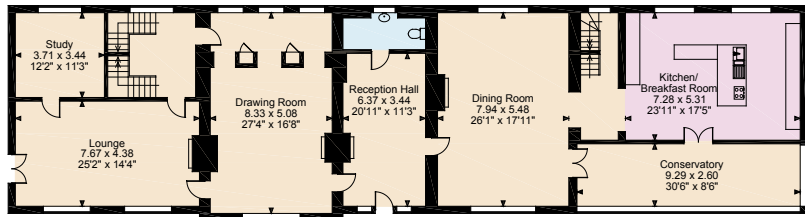
- 3 bedrooms
- Bathroom/wc

# DANCERS HILL HOUSE

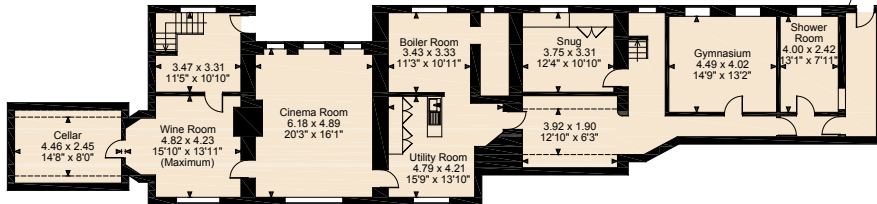
Main House = 7518 Sq Ft/698 Sq M  
 Outbuilding = 408 Sq Ft/38 Sq M  
 Cottage Building = 1149 Sq Ft/107 Sq M  
 Total = 9075 Sq Ft/843 Sq M



First Floor

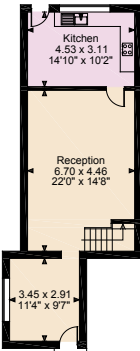


Ground Floor

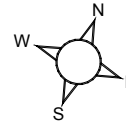
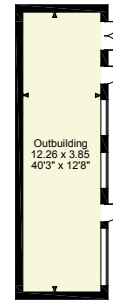
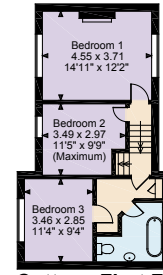


Garden Level

Cottage Ground Floor



Cottage First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current potential
A (92-100)	47
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	30
England, Scotland & Wales	EU Directive minimum

**DISCLAIMER:** As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate, all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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