



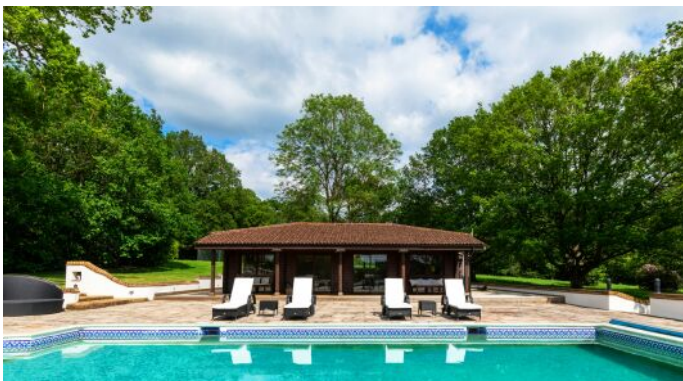
HOUSE PARTY SOLUTIONS



The Villa Mansion

Hertfordshire

SLEEPS 10-14



- ◆ Gated private Mansion situated within Hertfordshire, just outside of North London
- ◆ An abundance of superb facilities including - Heated Swimming Pool, Sauna, Tennis Court, 2x Games Rooms, Pool House Bar, Cinema Room & Gym
- ◆ 10 acres of secluded private estate plus an equestrian area
- ◆ 5 luxurious en-suite bedrooms within the main house, further accommodation if required within the attached annexe
- ◆ Located within the midst of the countryside whilst only 20 miles north of central London



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OVERVIEW

Experience the ultimate in luxury living at The Villa Mansion, a magnificent property set on a 10 acre estate with an equestrian area, offering complete privacy and seclusion. This gated residence boasts 5 bedrooms, a heated outdoor swimming pool, tennis court, sauna, and a pool house with a bar, among other amenities. There are also two games rooms, a cinema room, and a styling room. The property offers free, secure parking.

The main house has 5 bedrooms and sleeps up to 10 people. They also have an annexe attached to the house, which can sleep up to 4 people (self-contained 1 bedroom apartment with its own kitchen). The living room is generally used as a 2nd bedroom. The annexe is added for bookings of more than 10 people.

Guests have access to the full Villa Mansion property including the 5 bedrooms, lounge areas, games room, swimming room and pool house. Access to the heated pool and 10 acre grounds is also included.



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YOUR STAY

Number accommodated

- ◆ The main house offers 5 bedrooms to sleep a maximum of 10 guests
- ◆ There is also an attached annexe which can sleep a further 4 guests

Bedroom & bathroom configuration

Main House

- ◆ Bedroom 1 - 1x double bed with en-suite
- ◆ Bedroom 2 - 1x King size bed with en-suite
- ◆ Bedroom 3 - 1x King size bed with en-suite
- ◆ Bedroom 4 - 1x King size bed with en-suite
- ◆ Bedroom 5 - 1x King size bed with dressing room plus en-suite

Annexe

- ◆ 1 bedroom apartment with its own kitchen, the living room is generally used as a 2nd bedroom

Dining capacity

- ◆ Dining for 10 guests within the dining room

Catering

- ◆ Hired on a self-catered basis

Facilities

- ◆ Complete privacy & seclusion
- ◆ Heated outdoor swimming pool
- ◆ Tennis Court
- ◆ Sauna
- ◆ Pool House with bar & games
- ◆ Games room
- ◆ Cinema room
- ◆ 10 acres of private grounds & estate with an equestrian area

Check in / out times

- ◆ Check in from 4pm
- ◆ Check out by 11am

Pets

- ◆ Please enquire

Disabled facilities

- ◆ Ground floor bedroom & toilets. There are a couple of steps located around the property but generally the ground floor is well accessed
- ◆ Please do enquire for further information

Stag & Hen groups

- ◆ Stag & Hen groups are considered, please enquire



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ACTIVITIES

On-site activities

- ◆ There are any amount of facilities at The Villa Mansion to keep everyone entertained! Boasting a heated outdoor swimming pool, sauna, gym, tennis court, cinema room, games room plus a further games room & bar within the pool house
- ◆ 10 acres of private estate and grounds
- ◆ An Equestrian area

Local attractions

- ◆ Potters Bar Museum
- ◆ Oakmere Park
- ◆ Wyllotts Theatre
- ◆ Furzefield Leisure Centre Soft Play
- ◆ Go Ape Cockfosters
- ◆ Visit London where you will find an infinite amount of sights, attractions, activities along with high end shops & restaurants





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LOCATION

Situated just outside of the famous Hertfordshire town, Potters Bar. Surrounded by leafy countryside the Mansion itself offers a private, rural retreat for all guests. Whilst, having Central London just 13 minutes away, you and your guests will have no end of sights and activities to keep all entertained.

Distance from

- ◆ London - 1 hour 5 minutes / 20 miles
- ◆ Bristol - 2 hours 15 minutes / 131 miles
- ◆ Birmingham - 1 hour 55 minutes / 106 miles
- ◆ Manchester - 3 hours 25 minutes / 189 miles

Nearest airport

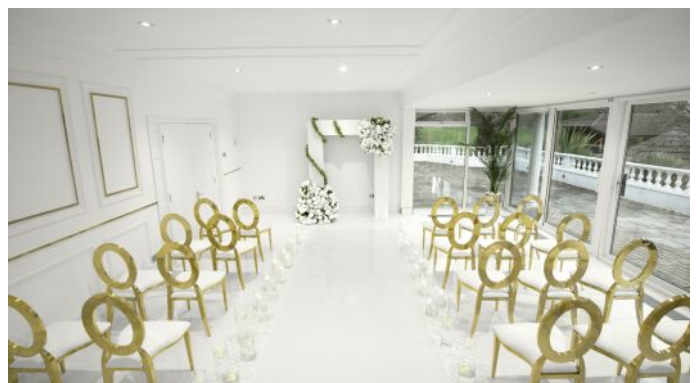
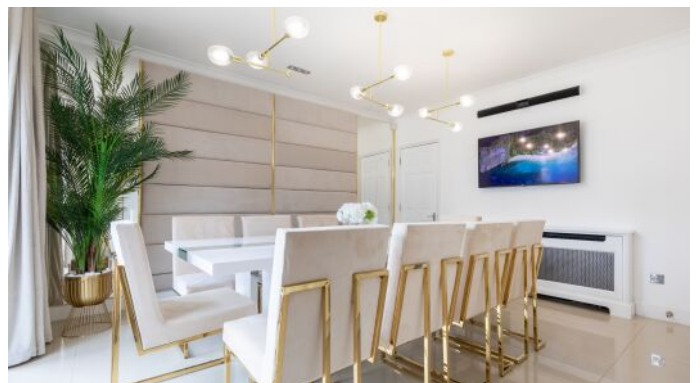
- ◆ Luton Airport - 30 minutes / 20 miles
- ◆ Heathrow Airport - 40 minutes / 32 miles

Nearest train station

- ◆ Potters Bar Railway Station is located just 1.6 miles away

Distance to town / village

- ◆ Potters Bar is located just 2 miles away





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FLOOR PLAN

Please find our floor plan for The Villa Mansion below. Do make us aware if the plan is difficult to read, we can attach a copy to an email for your reference.





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PRICES

2024

Please note that prices below are for the main house only sleeping up to 10 guests. The annex (if required), sleeps a further 4 guests and is priced at an additional £250 per night.

Weekend

- ◆ 2 nights priced from - £3,840
- ◆ 3 nights priced from - £5,472

Midweek

- ◆ 2 nights priced from - £3,264
- ◆ 3 nights priced from - £4,896
- ◆ 4 nights priced from - £6,528
- ◆ 5 nights (Sunday - Thursday) - £8,160

Events & Large Gatherings

Please do enquire for all confirmed pricing for any event or large gathering, the owners have provided us with the following guide

- ◆ 20 people advertised at £2,000, £300 cleaning fee plus a refundable £2,000 damages deposit
- ◆ 30 people advertised at £3,000, £300 cleaning fee plus a refundable £2,500 damages deposit
- ◆ 40 people advertised at £4,000, £300 cleaning fee plus a £3,000 refundable damages deposit
- ◆ 50 people advertised at £4,500, £300 cleaning fee plus a £3,500 refundable damages deposit
- ◆ 60 people advertised at £5,000, £300 cleaning fee plus a refundable £3,500 damages deposit
- ◆ 61 - 100 people: 60 people rate + £50 per person along with a £4,000 refundable damages deposit
- ◆ 100 people +, please enquire (POA)

Weekly

- ◆ 7 night week bookings priced from - £10,800

Christmas & New Year

- ◆ Please enquire for all festive bookings

Booking terms

- ◆ Initial deposit is confirmed by the owners and based on group size
- ◆ Remaining balance is required 14 days prior to arrival
- ◆ Damages deposit of £1,500 (unless otherwise stated)



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