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 informaiton

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

- Please note that prices below are based on 14 guests staying in the main house and annex.
- This property operates on a 'dynamic pricing structure' and therefore prices change frequently, depending on availability and interest. Therefore, prices below are for guidance only.

Minimum Stay

- Weekends - Minimum 3 nights
- For weekend enquiries that are made for available dates within 60 days of arrival, shorter stays will be considered
- A one night stay might also be considered, where there is no availability immediately before or after the dates requested

Weekend

- From: £5,000 - £7,750

Midweek

- 2 nights: From £2,500 - £3,400
- 3 nights: From £3,400 - £5,700
- Please enquire for longer stay rates

Events & Large Gatherings

Please enquire for confirmed pricing for any event or large gathering. The owners have provided us with the following guide prices, which will be charged in addition to the standard weekend / midweek seasonal rate:

- 20 people from £2,000 plus a £300 cleaning fee. A refundable damages deposit of £2,000 will apply
- 30 people from £3,000 plus a £300 cleaning fee. A refundable damages deposit of £2,500 will apply
- 40 people from £4,000 plus a £300 cleaning fee. A refundable damages deposit of £3,000 will apply
- 50 people from £4,500 plus a £300 cleaning fee. A refundable damages deposit of £3,500 will apply
- 60 people from £5,000 plus a £300 cleaning fee. A refundable damages deposit of £3,500 will apply
- 61 - 100 people: 60 people rate + £50 per person / per night along with a refundable damages deposit of £4,000
- 100 people plus - please enquire (POA)

Weekly

- Please enquire as prices change frequently, depending on availability and interest
- A 10% discount applies to all 7 night bookings

Christmas & New Year

- Please enquire for all festive bookings

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Booking terms

- On standard house bookings, an initial deposit of 50% is payable to secure your dates.
- For larger bookings, the deposit will be confirmed by the owners based on group size
- Remaining balance is required 30 days prior to arrival
- Damages deposit of £1,500 (unless otherwise stated)



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