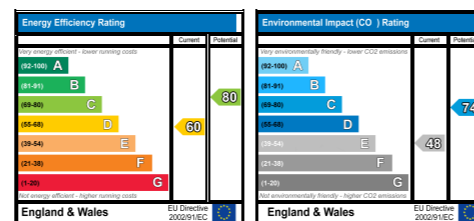
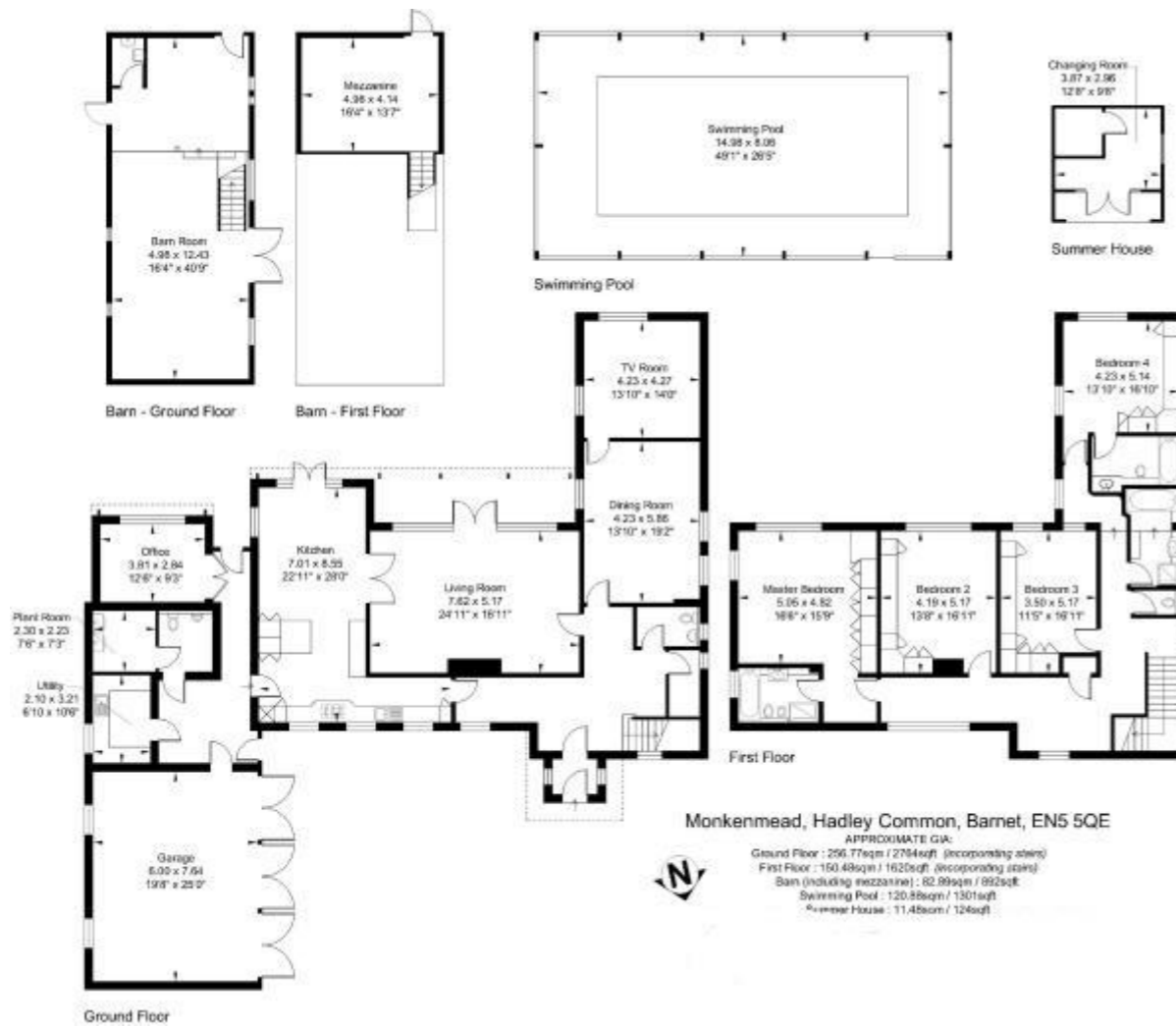


*Hadley Common, Hadley Common, EN5*



Jason Oliver Properties are proud to offer this extremely well presented detached family home standing on a deep prominent plot in beautifully manicured gardens and grounds of approx one acre in arguably one of North London's most exclusive locations overlooking Hadley Common to the front and backing onto King Georges Fields at the rear providing stunning views from every perspective. Monkmead which is positioned well back from the road being approached via a sweeping gravel carriage driveway has a southerly aspect also features a listed Tithe barn as well as having a separate full size heated indoor garden swimming pool. The main house offers versatile accommodation consisting of 4 bedrooms (2 en suite) and family bathroom to the first floor with a ground floor comprising of a spacious welcoming reception hall, drawing room, dining room, TV room and a fully fitted kitchen leading into a

**£2,950,000 Freehold**



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

# Hadley Common, Hadley Common, EN5

## LOCATION

Monkenmead is located in Hadley Wood, a desirable village near to attractive open countryside yet just 0.8 miles north east of Barnet town centre with its comprehensive shopping and leisure amenities. Camlet Way offers access to Monken Hadley Common, an area of some 72 hectares with bridle paths and attractive walks, Monken Hadley cricket ground nearby. There is further walking available at the Covert Way nature reserve and Trent Country Park, 400 acre oasis of meadows, woodlands and lakes with cycling, walking and bridle paths. This area was a former royal hunting ground and is still home to Muntjac deer, rabbits and pheasants. There is a wealth of sporting and recreational amenities available in the local area, including golf at Hadley Wood, Old Ford, East Barnet, The Shire and Dyrham Park, tennis at Hadley Wood and Ravenscroft, cricket at Monken Hadley, Bentley Heath and Cockfosters, hockey at Oakwood and football and rugby in Barnet. Conveniently placed for commuting to central London, with Hadley Wood train station 1.1 miles away providing regular trains to Kings Cross and Moorgate; High Barnet underground station is 1.5 miles distant for the Northern Line and Cockfosters underground station is about 2.9 miles providing access to the Piccadilly Line. Road connections are excellent with junction 23 of the M25 and junction 1 of the A1 (M) within a few miles. State schools in the area include the 'outstanding' Hadley Wood Primary, St. Mary's Primary, Queen Elizabeth's Schools and Trent CE Primary in Barnet. Chancellor's and Dame Alice Owen's are secondary schools in Potters Bar. Independent schools include St. Martha's Convent in Hadley Wood, St. John's Prep and Senior Schools and Lochinver House in Potters Bar, Haberdashers' Aske's in Elstree and Harrow School. Central London 12 Miles; Heathrow 27 Miles Luton 26 Miles; Stansted 35 Miles

## LISTED TITHE BARN

Pride of place within the garden is a stunning timber framed Tithe barn which is thought to have been built circa 1700 with extensive exposed beams and a staircase rising to a splendid gallery. The barn has been used for parties and would make an ideal gymnasium, study, office or a place to work, subject to any necessary consents. The barn has been completely refurbished, with full central heating and a small kitchen and benefits from its own access.



# Hadley Common, Hadley Common, EN5

## ENTRANCE HALL

25'1" x 17'3" (7.65m x 5.26m)

## DRAWING ROOM

25'0" x 17'0" (7.62m x 5.18m)

## TV ROOM

14'1" x 13'11" (4.29m x 4.24m)

## KITCHEN/BREAKFAST ROOM

28'6" x 12'11" (8.69m x 3.94m)  
2.29m)

## STUDY

12'7" x 9'5" (3.84m x 2.87m)

## GUEST CLOAKROOM 1

## BOILER ROOM

7'7" x 7'6" (2.31m x 2.29m)

## GUEST CLOAKROOM 2 -

## UTILITY ROOM

10'7" x 6'11" (3.23m x 2.11m)

## MASTER BEDROOM

16'7" x 15'7" (5.05m x 4.75m)

## EN SUITE BATHROOM

## BEDROOM TWO

13'11" x 13'9" (4.24m x 4.19m)

## EN SUITE BATHROOM

## BEDROOM THREE

17'0" x 13'11" (5.18m x 4.24m)

## BEDROOM FOUR

16'7" x 11'10" (5.05m x 3.61m)

## FAMILY BATHROOM

## SEPARATE WC

## BARN

41'8" x 16'6" (12.70m x 5.03m)

## SUMMERHOUSE

12'9" x 9'10" (3.89m x 3.00m)

## SWIMMING POOL

49'3" x 26'2" (15.01m x 7.98m)

## GARAGE

25'0" x 19'10" (7.62m x 6.05m)

