



# YORK LODGE

PINE GROVE | TOTTERIDGE, LONDON, N20



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**\*\* BACKING ONTO SOUTH HERTS  
GOLF COURSE WITH PLANNING  
PERMISSION TO EXTEND \*\***

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Set In one of Totteridge's most premier roads is this imposing and substantial Georgian style detached family home with approximately 5,800 square feet of living space.

This superb and modern family residence is backing directly onto South Herts Golf Club offering magnificent views. Pine Grove is a popular tree-lined turning which provides convenient access to a wide range of local shops, restaurants and transport links with the open spaces of Totteridge Green and The Common close by.





You enter the ground floor into a bright and spacious entrance hall which leads through to four reception rooms including an extremely large living/dining room plus a morning room and separate family room, a cloakroom/WC as well as a good-sized kitchen/breakfast room with a suite of fully integrated appliances, breakfast bar and space for a dining table and chairs.

The garden level benefits from a fantastic entertainment room, currently being used for a pool table with doors leading out to the rear garden, a guest bedroom with en-suite shower room, access to the double garage, a guest cloakroom/WC and a large utility room with an abundance of extra storage space.

The first floor opens up into a spacious galleried landing and consists of a fantastic master bedroom which includes a balcony overlooking the stunning rear garden, a dressing room and en-suite bathroom. There are three further double bedrooms, two of which benefit from en-suite bathrooms and fitted wardrobes.

The second floor comprises of two large bedrooms including an en-suite shower room to bedroom four and a guest bathroom to service bedroom five.

The front of the property provides off-street parking for numerous cars, a well-manicured front garden as well as access to the double garage via electric up and over door.

The rear of the property benefits from a stunning and beautifully maintained rear garden which has been mainly laid to lawn and provides views over to South Herts Golf Club, there is a large patio area providing ideal space for entertaining. Direct gated access to golf course for both playing and social members by arrangement. Call for further information.

PLEASE NOTE: We understand that planning permission was granted (N08038J/03) for a single storey rear extension at the garden level with balcony above incorporating additional windows in front elevation. Roof alterations including increasing pitch and the incorporation of dormer windows to front and rear elevations and rooflights to both flank elevations (renewal of N08038C0). PLEASE SEE ATTACHED PLANS.



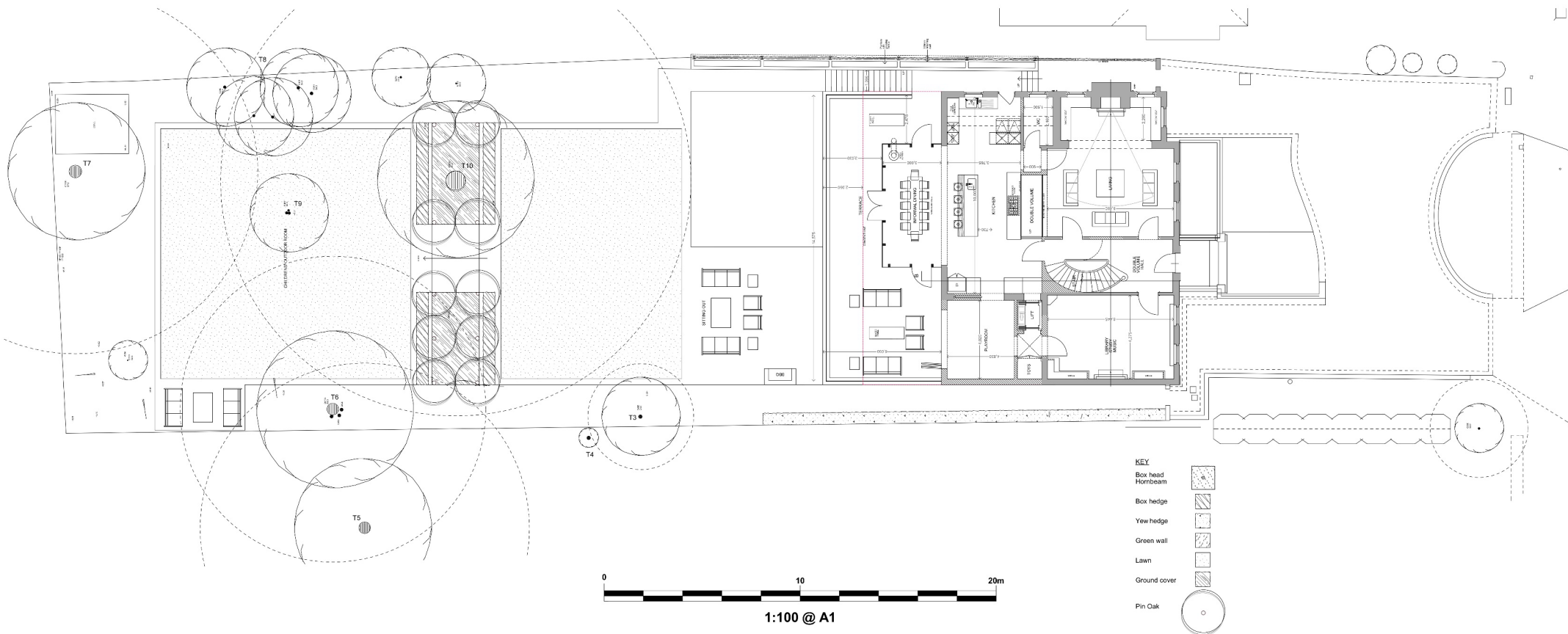












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PROJECT: YORK LODGE  
PINE GROVE, N20

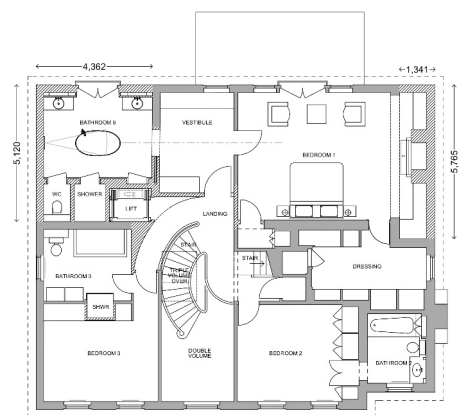
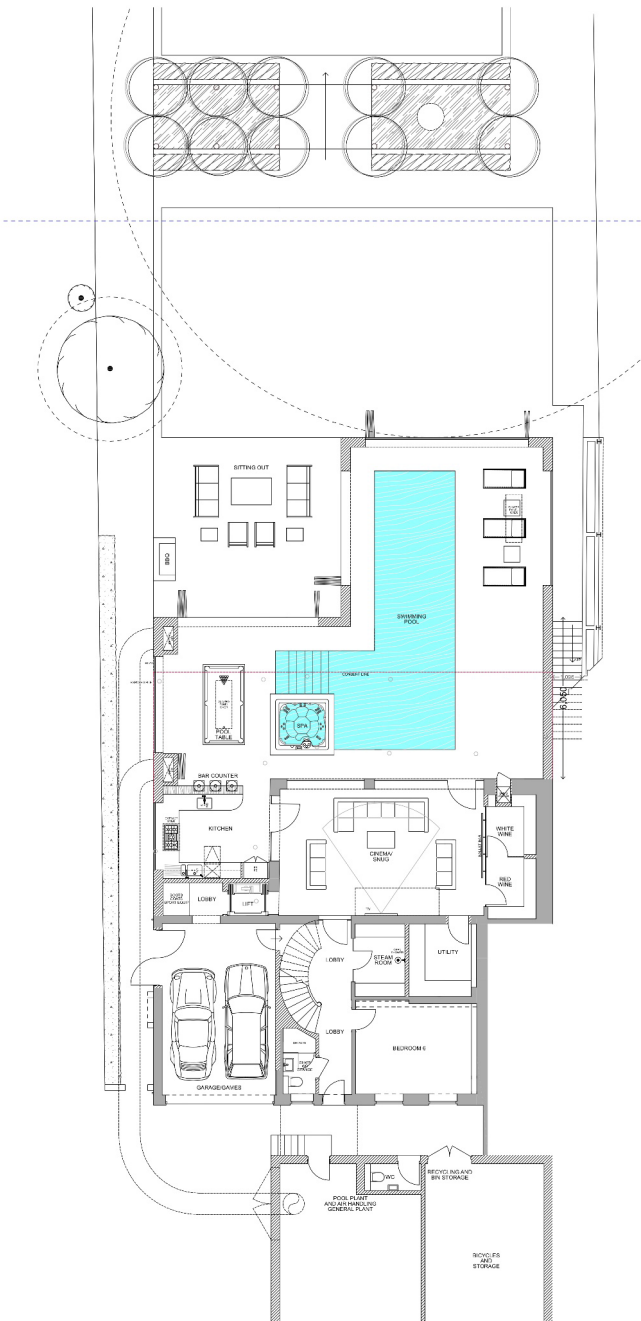
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PLAN

Date: November 2013

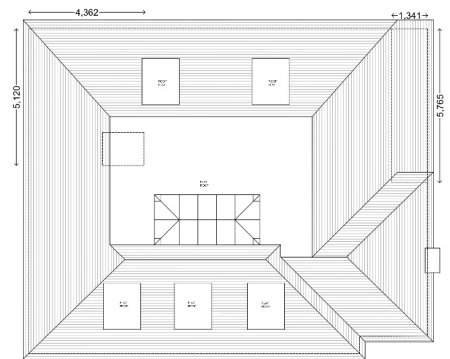
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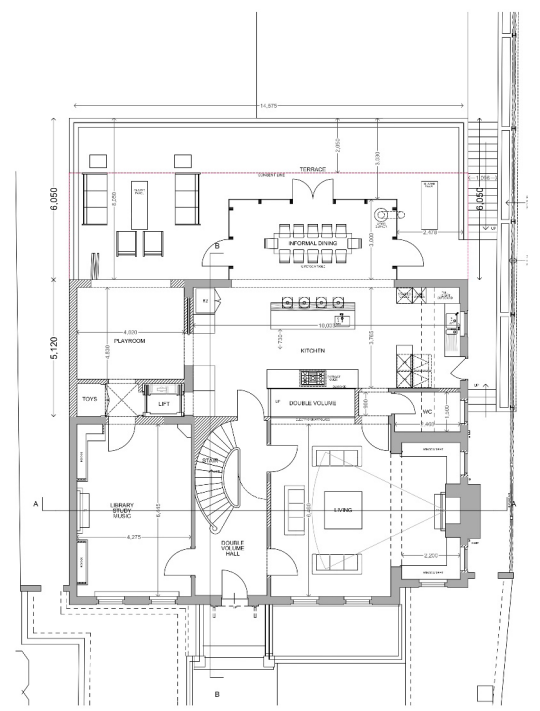
PROPOSED ACCOMMODATION SCHEDULE		
FLOOR	PROPOSED GEA M <sup>2</sup>	OUTDOOR M <sup>2</sup>
Garden Lvl	319.3	
Ground	200	96.7
First	180.4	
Second	113	4.8
<b>Total</b>	<b>812.7</b>	<b>101.5</b>



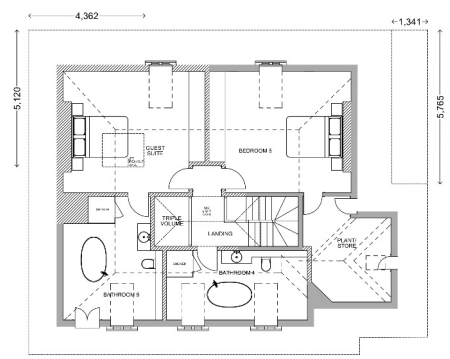
PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



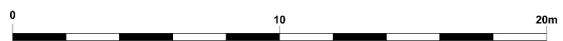
PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED GARDEN LEVEL PLAN



1:100 @ A1



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PINE GROVE, N20

TITLE : PROPOSED  
PLANS

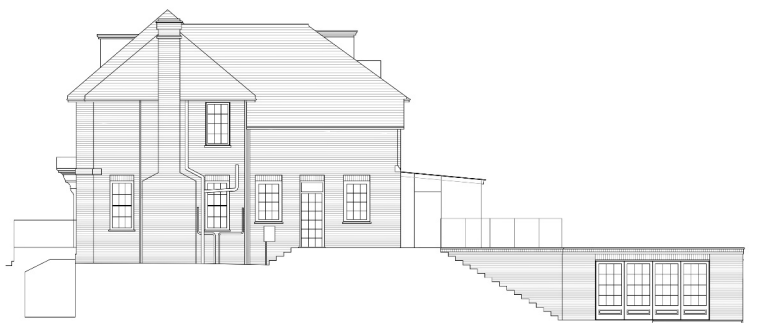
Date: November 2013

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DRAWING NUMBER: 003G



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

### MATERIALS

Dormers	White painted timber/lead cheeks to match existing
Ridge	Traditional half round clay ridge tile
Hips	Traditional clay bonnet hip tiles
Roof	Matching clay plain tile
Gutter	Black upvc to match
Fascia board	White painted timber to match
Weatherings	Code 5 lead
Rainwatergoods	Black upvc to match
Joinery	White painted <i>Sapele</i> timber
Conservatory	Structural glass
S/s rear extension	White painted render
Bi-folding doors	White powder coated aluminium
Body	White painted render
Cills	Matching clay tile
Balustrading	Structural glass
Decorative metalwork	Black painted mild steel
Steps and aprons	York Stone



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



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TITLE : PROPOSED  
ELEVATIONS

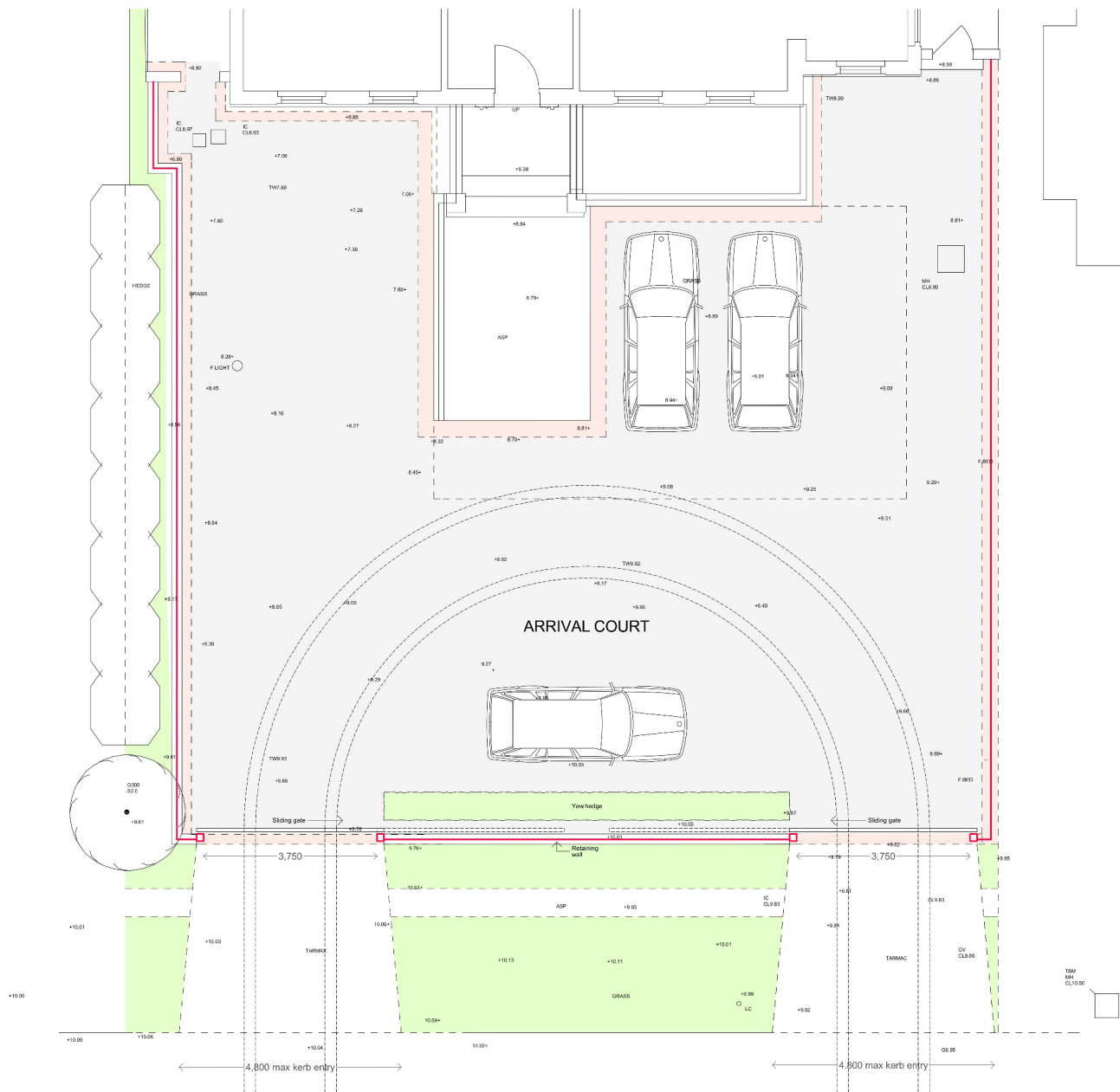
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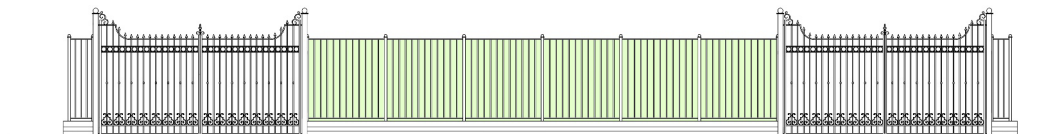
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PROPOSED LAYOUT OF ARRIVAL COURT



PROPOSED ELEVATION OF GATES AND FENCE



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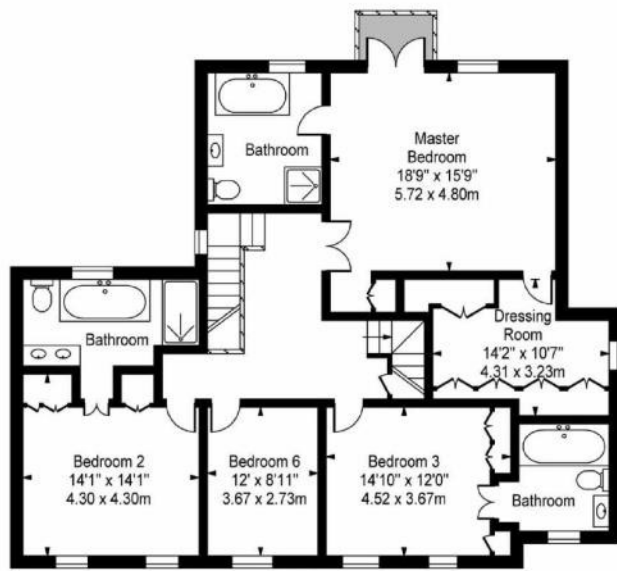
PROJECT: YORK LODGE  
PINE GROVE, N20

TITLE : ARRIVAL COURT  
PROPOSAL

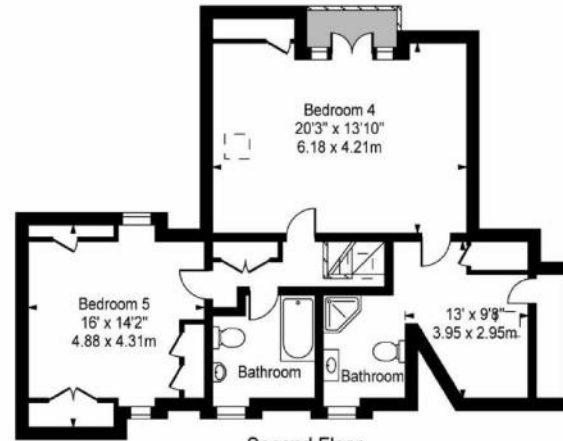
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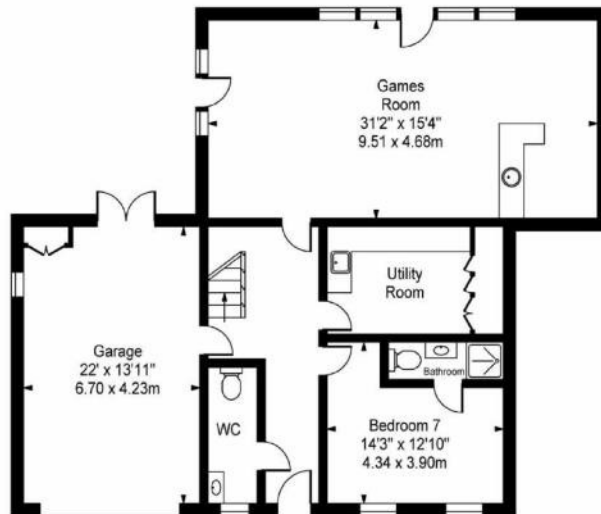
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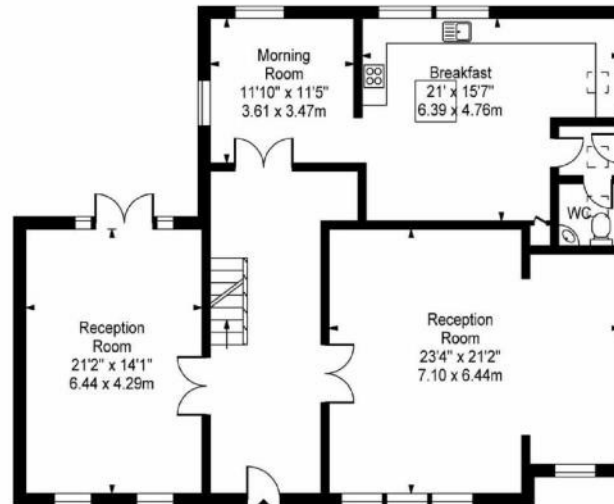
First Floor



Second Floor



Basement



Ground Floor

Approx. Gross Internal Area 5207 Sq Ft - 483.76 Sq M  
(Including Garage)



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