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Wagon Road, Hadley Wood, EN5



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**\*\*DEVELOPMENT OPPORTUNITY\*\*** - substantial period detached home with extensive outbuildings and annex, set in grounds of just over 4 acres complete with a lake.

This is an exceptionally rare opportunity for redevelopment, subject to planning permission, in this exclusive North London enclave. This period character home is on the edges of greenbelt countryside with accommodation extending to over 17,000 sq ft. In all, the plot extends to just over 4 acres.

Requiring modernisation, the main house, Oak House, has been adapted over the years to provide several self contained living areas set over three levels. Set behind a gated private entrance, the house sits in a mature landscaped garden with a lake and substantial raised terrace. To the side of the house is large double garage with further accommodation over.

Adjoining a gated courtyard to the rear is a detached modern house offering six bedrooms and three bathrooms, arranged over three levels. This house enjoys a private garden to the rear with views over fields. Also on the edge of this courtyard is another L shaped building with rooms within, set up for storage with accommodation above.

## LOCATION

Oak House sits on the edge of Hadley Wood, an area highly regarded for its convenient accessibility to London via the Kings Cross / Moorgate line and its village way of life - boutique shops, cafe and tennis club.

The larger towns of Barnet and Potters Bar are close by with a multitude of larger shops and selection of eateries. There is an excellent selection of schooling, both state and private, within the area. The Duke of York pub is within walking distance, offering a selection of drinks and a good menu for food. The A1 and M25 are easily accessible for routes to London and the Home Counties.

## AGENTS NOTE:

The planning history for the house and outbuildings is unclear. A buyer should make their own enquiries in this regard. All properties sit within the same title and it should be noted that there are separate council tax bands for some of the elements. Planning was granted under Hertsmere Council in 2019 for a new build house to replace the L shaped building within the courtyard under ref: 19/0805/FUL - more details on request











































# Ganwick, Barnet, EN5

Approximate Area = 7262 sq ft / 674.6 sq m  
 Cottage = 844 sq ft / 78.5 sq m  
 Garage = 1915 sq ft / 177.9 sq m  
 Limited Use Area(s) = 472 sq ft / 43.8 sq m  
 Outbuilding = 4756 sq ft / 441.8 sq m  
 Total = 15249 sq ft / 1416.6 sq m

For identification only - Not to scale



## Oak House

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchemcom 2023. Produced for Statons. REF: 934864

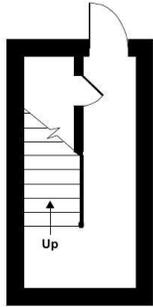
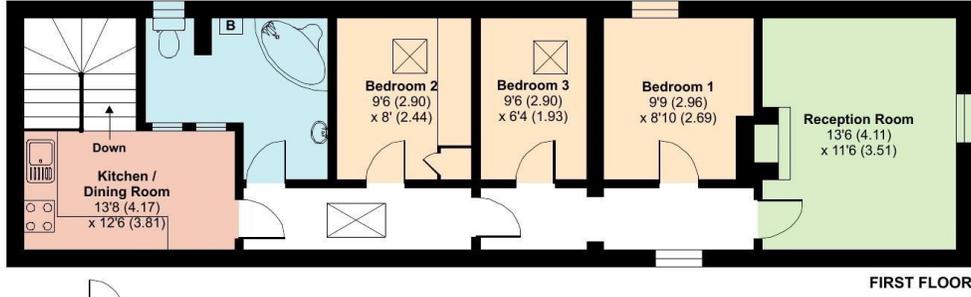
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# Ganwick, Barnet, EN5

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## Oak Cottage

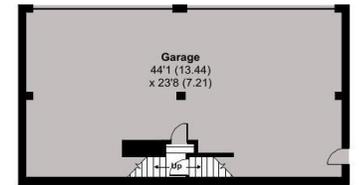
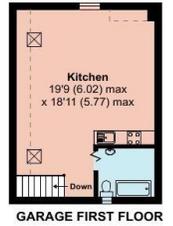
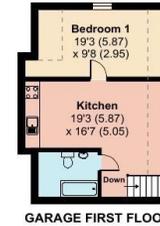
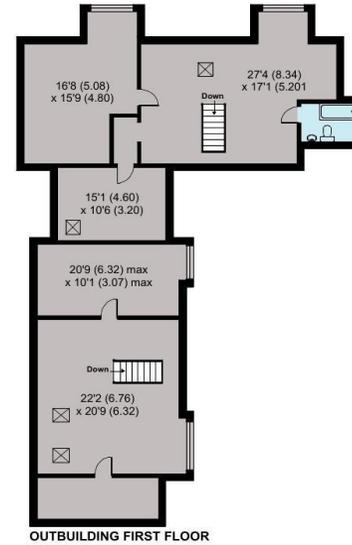
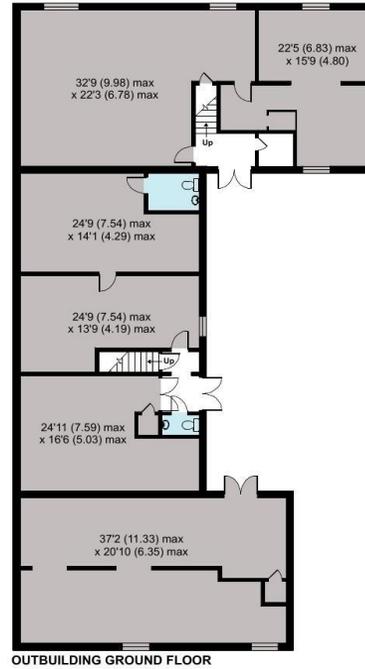
## Outbuilding

## Ganwick, Barnet, EN5

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Denotes restricted head height



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2023. Produced for Statons. REF: 934864

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Council Tax Band – TBC  
 Local Authority – Hertsmere  
 Borough  
 FREEHOLD

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