



Dury Road
Hadley Green, Hertfordshire, EN5





Dury Road

A Distinguished Four-Bedroom Detached Home Within the Curtilage of a Grade II Listed Property

Discreetly positioned within the historic and highly sought-after setting of Monken Hadley, Hadley Bourne Cottage is a wonderfully individual four-bedroom detached home, thoughtfully converted and created within the curtilage of a Grade II Listed property.

There is an immediate sense that this is a home with character. High ceilings, generous proportions and carefully considered spaces create an atmosphere that feels both timeless and contemporary, while the surrounding grounds offer a rare sense of privacy and tranquillity.

The ground floor has been designed with modern family life and entertaining very much in mind. A welcoming entrance leads into two substantial reception rooms, each offering flexibility for formal entertaining, relaxation or family life. To the rear, the heart of the home is undoubtedly the impressive open-plan kitchen, dining and sitting room, a sociable space designed to bring people together and connect naturally with the garden beyond.

A separate study provides a quiet environment for working from home, while a guest cloakroom and a further shower/utility room complete the ground-floor accommodation. Ascending to the first floor, the impressive galleried landing immediately becomes a feature in its own right. With its vaulted ceiling and generous proportions, it has been cleverly designed as a library, an elegant and peaceful retreat that adds another layer of character to the house.

The principal bedroom is dual aspect, allowing natural light to flow throughout the room, and is complemented by a well-appointed en-suite shower room. There are two further generous double bedrooms served by a family bathroom incorporating a built-in sauna, creating a private space in which to unwind. A further guest bedroom suite provides exceptional flexibility for family and visitors alike, complete with a luxurious four-piece en-suite bathroom.

Outside: Approached through electric gates, the property immediately conveys a sense of privacy and seclusion, with extensive off-street parking for a number of vehicles.

The gardens have been thoughtfully designed with accessibility and enjoyment in mind. A series of gently connected pathways, laid with block paving and sandstone, meander through the grounds and lead towards more secluded areas of the garden. Mature planting, established shrubs and a variety of trees create an ever-changing backdrop throughout the seasons. The garden has also been cleverly arranged to make the most of the movement of the sun, ensuring that wherever you find yourself, there is almost always a peaceful spot in which to sit and enjoy the surroundings. It is a garden that feels established, private and wonderfully connected to the character of the property, equally suited to quiet mornings, summer entertaining or simply escaping the pace of everyday life.

Location: The setting is particularly special. Positioned opposite the village green and close to the picturesque Monken Hadley Church, the property enjoys an atmosphere that is distinctly rural in character while remaining remarkably well connected to London. Barnet town centre is within walking distance, offering a traditional high street together with The Spires shopping centre and an extensive selection of cafés, restaurants and everyday amenities. For commuters, Hadley Wood mainline station provides regular services towards central London, with journey times of approximately 30 minutes to Moorgate and King's Cross. Barnet Underground Station, served by the Northern Line, is also within walking distance, while Junction 24 of the M25 is easily accessible by road.

For those who enjoy an active lifestyle, Old Fold Manor Golf Club is within walking distance, while Hadley Wood Golf Club and Hadley Wood Tennis Club are also close by. The area is particularly well regarded for its choice of schools, with nearby and accessible independent and state options including Stormont, Lochinver House, St John's, Haberdashers' Boys' School, Haberdashers' Girls' School, Mill Hill School, Aldenham, Belmont, Dame Alice Owen's School, Haileybury, Queenswood and Queen Elizabeth's School for both Boys and Girls.





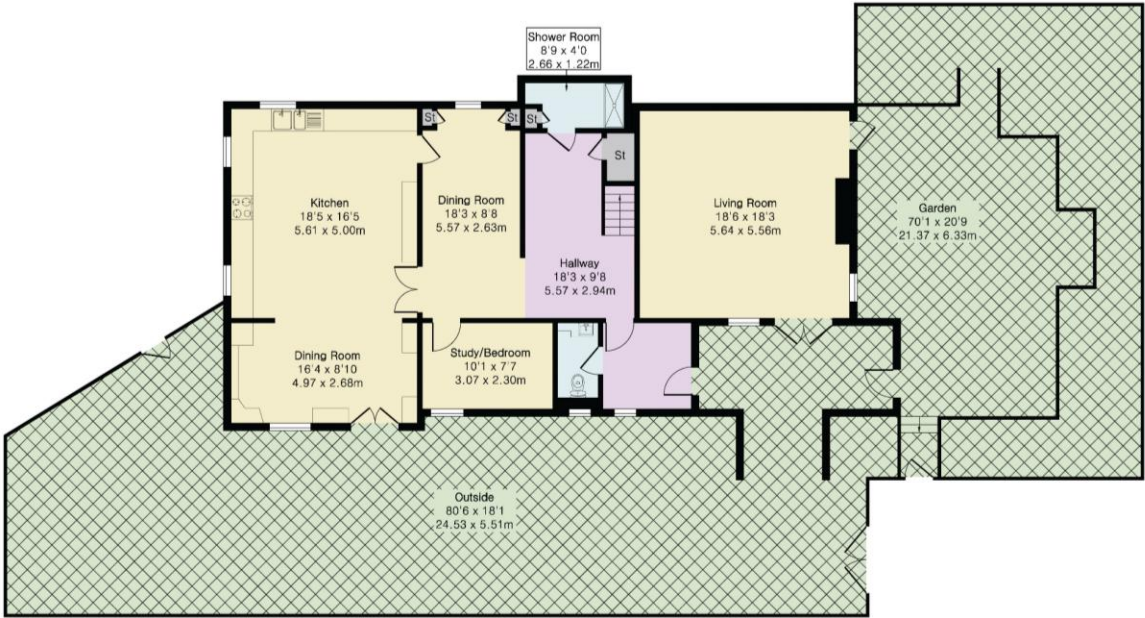


Council Tax: G
Local Authority: Enfield
Tenure: Leasehold

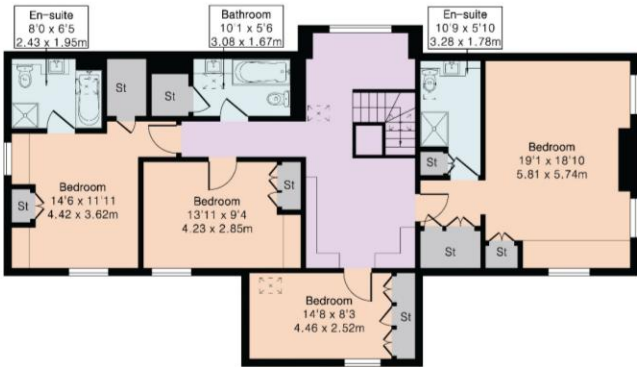


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 2498 sq ft - 232 sq m
Ground Floor Area 1360 sq ft – 126 sq m
First Floor Area 1138 sq ft – 106 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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