



Camlet Way  
Hadley Wood, EN4

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# Lancaster Grange

This substantial gated detached residence is set within beautifully landscaped grounds of just under 0.4 acres, occupying an enviable position on the edge of Hadley Common. Originally built by renowned local developer Oliver & Saunders, the property has been constructed to an exceptional standard, showcasing high ceilings, elegant proportions, and a wealth of individual architectural features throughout.

A striking reception hall with a feature staircase and galleried landing creates an impressive first impression, setting the tone for the generously proportioned accommodation beyond. The ground floor offers four principal reception rooms, including a formal drawing room, dining room, media/television room, and a dedicated study, ideal for both family living and entertaining.

At the heart of the home is a superbly designed kitchen/breakfast and family “super room,” thoughtfully arranged to provide a sociable and functional living space. The well-appointed kitchen flows seamlessly into a spacious family area, with direct access onto the rear terrace and garden, creating an ideal indoor-outdoor lifestyle. A separate utility room, guest cloakroom, and access to the integral double garage complete the ground floor.

The first floor is arranged around an impressive galleried landing and provides four substantial bedroom suites, each benefitting from en-suite facilities. The principal suite is particularly noteworthy, featuring a generous dressing room and a well-appointed en-suite bathroom.

The second floor offers further versatile accommodation, including two additional bedrooms, a sitting room, a shower room, and extensive storage - ideal for guests, older children, or flexible family use.

Externally, the property is approached via a secure gated entrance leading to a large driveway with ample parking for multiple vehicles. The beautifully maintained rear garden enjoys a desirable southerly aspect and offers a high degree of privacy, with mature planting, a raised terrace for entertaining, and a charming koi carp pond enhancing the tranquil setting.

This elegant home combines classical design with practical modern living, offering spacious and flexible accommodation in a highly sought-after and secluded location.

Location: Situated within walking distance of Hadley Common, the property is conveniently located for Hadley Wood Golf Club, tennis facilities, and Hadley Wood mainline station, providing regular services into Moorgate and King’s Cross in approximately 30 minutes. Cockfosters Underground Station (Piccadilly Line) is approximately 3 miles away, along with Junction 24 of the M25, offering excellent access to major road networks and London airports.

The area is particularly well regarded for its selection of highly respected schools, including Monken Hadley, St Martha’s, Stormont, Lochinver House, St John’s, Haberdashers’ Aske’s (Boys’ and Girls’), Mill Hill School, Aldenham, Belmont, Dame Alice Owen’s, Haileybury, Queenswood, and Queen Elizabeth’s Schools.





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Council Tax: H  
 Local Authority: Enfield  
 Tenure: Freehold

**Approximate Gross Internal Area 5347 sq ft - 496 sq m  
 (Including Garage)**

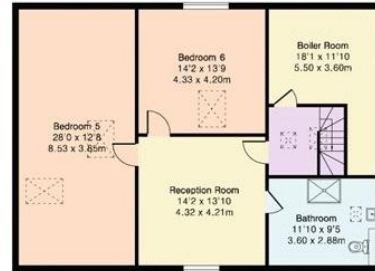
Ground Floor Area 2652 sq ft – 246 sq m  
 First Floor Area 1613 sq ft – 150 sq m  
 Second Floor Area 1082 sq ft – 100 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Second 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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