



The Beacon House, Hadley Green Road
Barnet, Hertfordshire, EN5

The Beacon House

Beacon House is an exquisite Grade II listed residence dating from the late 17th to early 18th century. Rich in history and architectural character, this remarkable part timber-framed home sits discreetly between The Grove and the historic St Mary's Church within the Monken Hadley Conservation Area.

The house derives its name from the adjacent church, which once formed part of a chain of warning beacons used to alert the country of approaching invasions, including the Spanish Armada. Extending to approximately 5,293 sq ft, the property occupies beautifully landscaped grounds of approximately 0.75 acres.

The house has been sympathetically restored and impeccably maintained, seamlessly combining period charm with contemporary living through an architect-designed rear extension featuring a striking green roof. Offering an exceptional blend of history, craftsmanship and modern design, Beacon House presents a rare opportunity to acquire one of Monken Hadley's most distinctive family homes.

Accommodation: A covered portico entrance opens into an impressive reception hall where the home's rich heritage is immediately apparent. The magnificent returning staircase forms the centrepiece of this elegant entrance, setting the tone for the accommodation beyond.

The formal drawing room is a superb reception space, featuring a magnificent bay window overlooking the beautifully landscaped rear gardens.

To the rear of the house lies the spectacular architect-designed kitchen, dining and family room. Floor-to-ceiling glazing floods the space with natural light while creating a seamless connection between the house and garden. The bespoke contemporary kitchen is beautifully appointed with natural stone worktops, a large central island, brick-slip splashbacks, an AGA, integrated Gaggenau appliances and a Quooker boiling water tap. A generous pantry and separate utility room provide practical everyday convenience.

The extension flows naturally into the dining hall, currently arranged as an additional sitting room, which connects to an elegant library and a comfortable family television room. Completing the ground floor are a practical boot room and two guest cloakrooms.

First Floor: The impressive staircase rises to a bright and spacious landing. The principal bedroom suite enjoys delightful views across the rear gardens and benefits from a beautifully appointed en suite shower room.

A second double bedroom also features its own en suite bathroom. From the main landing, an inner hallway leads to an original wood-panelled study overlooking St Mary's Church and the picturesque surroundings of Monken Hadley. Beyond the study lies a generous guest bedroom with a luxurious four-piece en suite bathroom.

Second Floor: The second floor offers three further well-proportioned double bedrooms together with a family bathroom, providing ideal accommodation for family members or guests.

Outside: The mature rear gardens have been thoughtfully landscaped with meticulous attention to detail. Predominantly laid to lawn and framed by established planting, the grounds provide an exceptional degree of privacy and enjoy attractive views across the surrounding landscape. A substantial terrace extends directly from the kitchen and family room, creating an outstanding space for outdoor entertaining and al fresco dining. Beyond lies the heated outdoor swimming pool with surrounding sun terrace. Towards the rear of the garden is a contemporary garden studio, ideally suited as a home office, gym, creative workspace or hobby room. A pathway leads to a gated rear entrance providing access to a detached double garage. To the front of the property, a private driveway provides ample off-street parking with mature planted border.

Location: Beacon House occupies an exceptional position on prestigious Hadley Common, one of North London's most sought-after residential addresses, connecting Hadley Wood with historic Monken Hadley and Hadley Green. The shopping and leisure amenities of High Barnet are within easy reach, together with the Northern Line Underground station providing direct access into Central London. Hadley Wood mainline station offers fast services to King's Cross and Moorgate, while excellent road connections via the A1(M) and M25 are only a short drive away. The area is renowned for its outstanding selection of both private and state schools, many of which operate coach services from nearby Monken Hadley Church, just a short walk from the property. Properties of this calibre are seldom available, and an internal inspection is essential to fully appreciate the history, craftsmanship and exceptional lifestyle that Beacon House has to offer. To arrange a private viewing or to discuss the property in greater detail, please contact the Hadley Wood team at Statons, who will be delighted to assist you.



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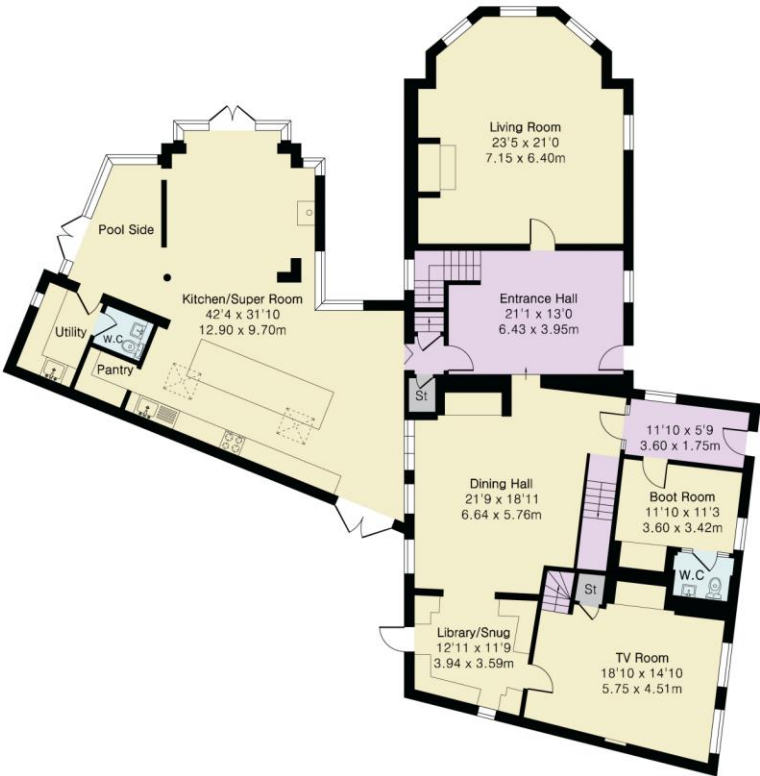
Council Tax: H
Local Authority: Barnet
Tenure: Freehold

Approximate Gross Internal Area 5293 sq ft - 491 sq m

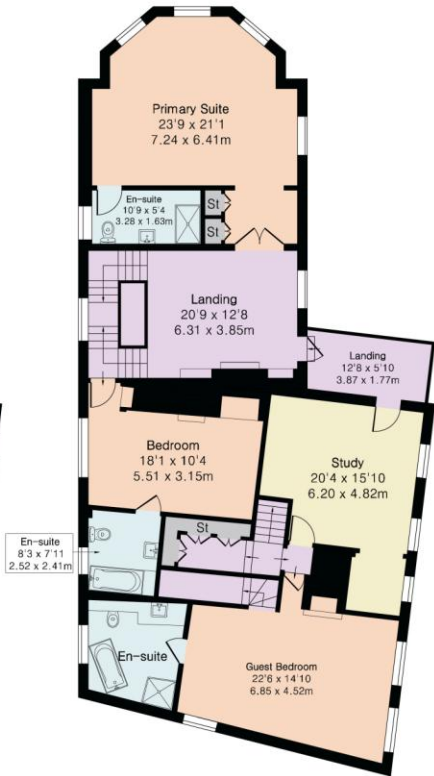
Ground Floor Area 2639 sq ft – 245 sq m
First Floor Area 1745 sq ft – 162 sq m
Second Floor Area 909 sq ft – 84 sq m
Garden Area 32176 sq ft – 2989 sq m



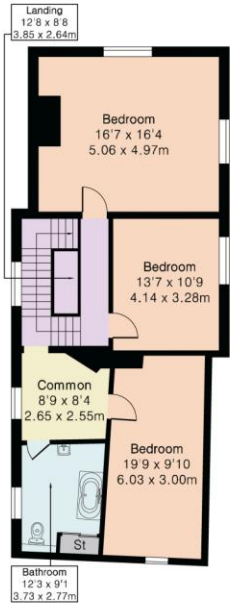
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second 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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STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

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www.statons.com