



# Monkenholt

Hadley Green Road, Hadley Green, EN5 5PR





# Monkenholt

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A RARE OPPORTUNITY TO ACQUIRE A FINE GRADE II LISTED GEORGIAN RESIDENCE OVERLOOKING HADLEY GREEN CIRCA 1767

This fabulous period property is set in a prime location with extensive and beautiful grounds of approximately 1 acre. During the 1920s Monkenholt was the childhood home of Dame Cicily Saunders, founder of the Hospice movement. It was later owned by William Booth of the gin family and was then bought by the Conservative Cabinet Minister, Robert Carr MP, who later became Lord Carr of Hadley.





# ACCOMMODATION & SPECIFICATION SUMMARY

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- \* Panelled Reception Hall \* Drawing Room \* Dining Room \* TV Room \* Kitchen/Breakfast Room \* Utility Room \* Guest Cloakroom \* Cellar \* Principal Bedroom with Luxurious En Suite Bathroom \* 5 Further Bedrooms \* 3 Bathrooms
- \* Superb Pool House with Gym, Showers, Games Room, Kitchen and Reception Room \*
- \* Additional 2 Bedroom Cottage with Double Garage and Private Courtyard \* Swimming Pool \* All Weather Tennis Court
- \* Security Gated Parking \* Cat5 Wiring throughout the main house \* Internal Phone Exchange \*



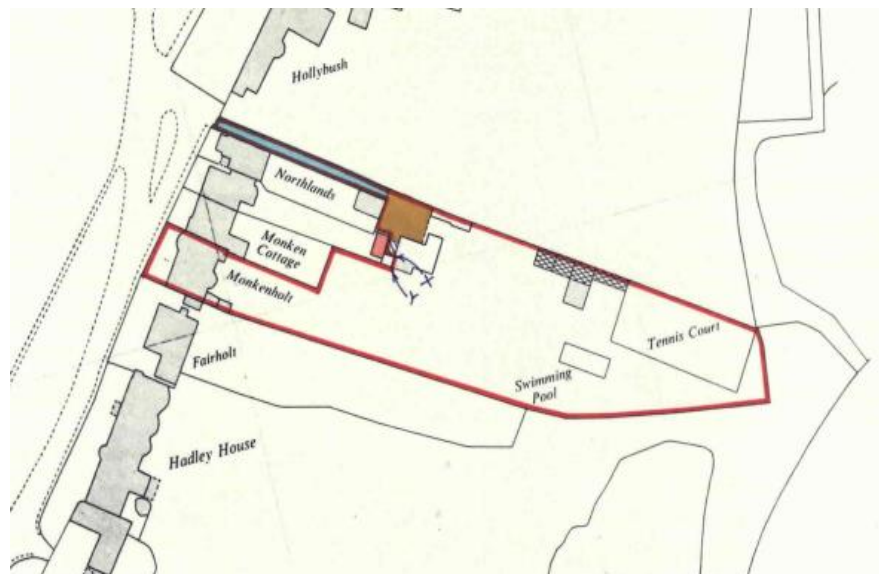




### Location

Located in this stunning setting, opposite the green and close to the picturesque Monken Hadley church. Monkenholt is within walking distance to Barnet town centre with its traditional high street and The Spires shopping mall. It is also within easy commuting distance to central London, Hadley Wood mainline stations offers a 30 minute journey time to Moorgate and Kings Cross with High Barnet underground station (Northern Line) within walking distance and junction 24 of the M25 is just a short drive away.

Recreational facilities include Old Fold Manor golf course, which is also within walking distance and Hadley Wood golf club and tennis club. Educational facilities in the area include Stormont, Lochinver, St Johns, Haberdashers Askes for Boys and Haberdashers Askes for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood and Queen Elizabeths Girls and Boys Schools.



































# LIBRARY PICTURES







POOL HOUSE







HOLT COTTAGE





# MONKENHOLT

Approximate Gross Internal Area 6284 sq ft – 584 sq m

Basement Area 1032 sq ft – 96 sq m

Ground Floor Area 1614 sq ft – 150 sq m

First Floor Area 1185 sq ft – 110 sq m

Second Floor Area 1013 sq ft – 94 sq m

Pool House Area 1365 sq ft – 127 sq m

Outbuilding Area 75 sq ft – 7 sq m



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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

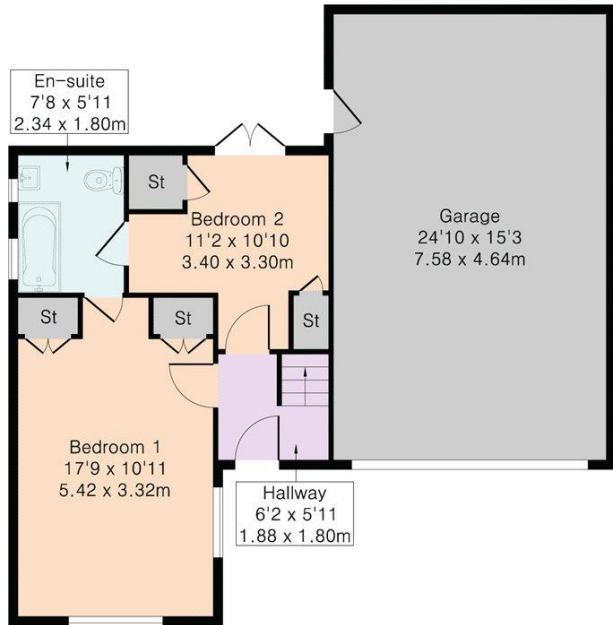


DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



# HOLT COTTAGE

Approximate Gross Internal Area 1268 sq ft – 118 sq m  
 Ground Floor Area 772 sq ft – 72 sq m  
 First Floor Area 496 sq ft – 46 sq m



Ground Floor



First Floor



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(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>42</b>	
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