



Beech Hill

**TWO EXCLUSIVE FAMILY RESIDENCES IN
LONDON'S LEAFY NORTH**



THORPE HOUSE (A)

BEECH HILL, HADLEY WOOD, HERTS, EN4



ELDEN HOUSE (B)



Why Hadley Wood?

10 Reasons to Buy Property in Hadley Wood

Hadley Wood, nestled on the northern edge of London in the Borough of Enfield and bordering Hertfordshire, is a prestigious and sought-after residential enclave. Here are ten compelling reasons why purchasing a property in Hadley Wood is a sound and attractive investment:

Outstanding Transport Links

Hadley Wood offers exceptional connectivity:

Rail: Fast and direct services to London King's Cross and Moorgate in under 30 minutes from Hadley Wood Station.

Underground: Close to Cockfosters (Piccadilly Line) and High Barnet (Northern Line) for seamless access to central and west London.

Road: Immediate access to the M25, A1(M), and M1 ensures easy travel across the UK, ideal for commuters and frequent travellers.

Exceptional Schools

The area is renowned for access to high-performing schools:

Hadley Wood Primary School is a well-rated state option with strong Ousted results.

Within easy reach of some of the UK's top-performing schools, including:

- Queen Elizabeth's School for Boys in Barnet (consistently top-ranked)
 - Dame Alice Owen's School in Potters Bar
 - Independent schools such as Haberdashers' Aske's, St Albans High School for Girls, and Lochinver House
- This makes Hadley Wood especially appealing for families seeking academic excellence.

Beautiful Green Surroundings

Bordered by Trent Park and Monken Hadley Common, the area offers:

Expansive woodland walks, cycling paths, and bridleways

A tranquil, semi-rural atmosphere that feels far removed from central London

Abundant wildlife and outdoor leisure opportunities.

Prestigious and Exclusive Community

Hadley Wood is synonymous with luxury and privacy:

Home to expansive, detached residences, often in gated developments

A favourite among professionals, celebrities, and high-net-worth individuals seeking a discreet, refined lifestyle

A quiet, secure environment with a village-like feel

Vibrant Community Spirit

Despite its exclusivity, Hadley Wood has a welcoming, community-oriented ethos:

Active Hadley Wood Association promoting local initiatives and events

Strong neighbourhood involvement in maintaining the area's character

Community spaces, local shops, and cafes add to the friendly atmosphere

Premium Leisure and Golf Facilities

Leisure options are exceptional:

Hadley Wood Golf Club: A championship course designed by Dr Alistair Mackenzie, with a stylish clubhouse and year-round events

Nearby cricket and tennis clubs, health clubs, and **Trent Park Equestrian Centre** offer diverse activities for all ages

Safety and Peace of Mind

Hadley Wood benefits from:

Low crime rates, making it one of the safest residential areas in the region

An engaged local community and private security in some developments enhance safety and privacy

Architectural Variety and Character

The area showcases a mix of:

Elegant Edwardian homes, bespoke modern builds, and tastefully extended period properties

Large plots with landscaped gardens and long private drives

Aesthetically pleasing streetscapes with mature trees and wide avenues

Strong Property Value and Investment Potential

Hadley Wood has long demonstrated:

Consistent price growth thanks to its desirability, low housing density, and excellent schools

Resilience in the property market due to limited housing stock and ongoing demand

Strong rental demand from professionals and families

Access to Culture, Shopping and Dining

Residents enjoy proximity to:

London's West End for theatre, dining, and culture—just 30 minutes away

Barnet, Potters Bar, and Cockfosters for boutique shops, restaurants, and cafes

Major shopping centres like **Brent Cross** and **The Spires** in Barnet within a short drive



An Exceptional Development Opportunity

Nestled in the heart of Hadley Wood — one of North London's most prestigious addresses — Beech Hill presents an exclusive opportunity to own within a gated, landscaped setting that blends classic architecture with modern luxury.



THORPE HOUSE

Approx. 6,740 sq ft / 626 sq m

Arranged across four expansive floors

Includes 6 bedrooms, all with en-suites or private access

Private swimming pool, wine cellar, gym, and multiple reception rooms

Formal and informal living areas, study, utility, and integrated garage

Landscaped gardens and outdoor entertaining terrace



ELDEN HOUSE

Approx. 8,827 sq ft / 820 sq m

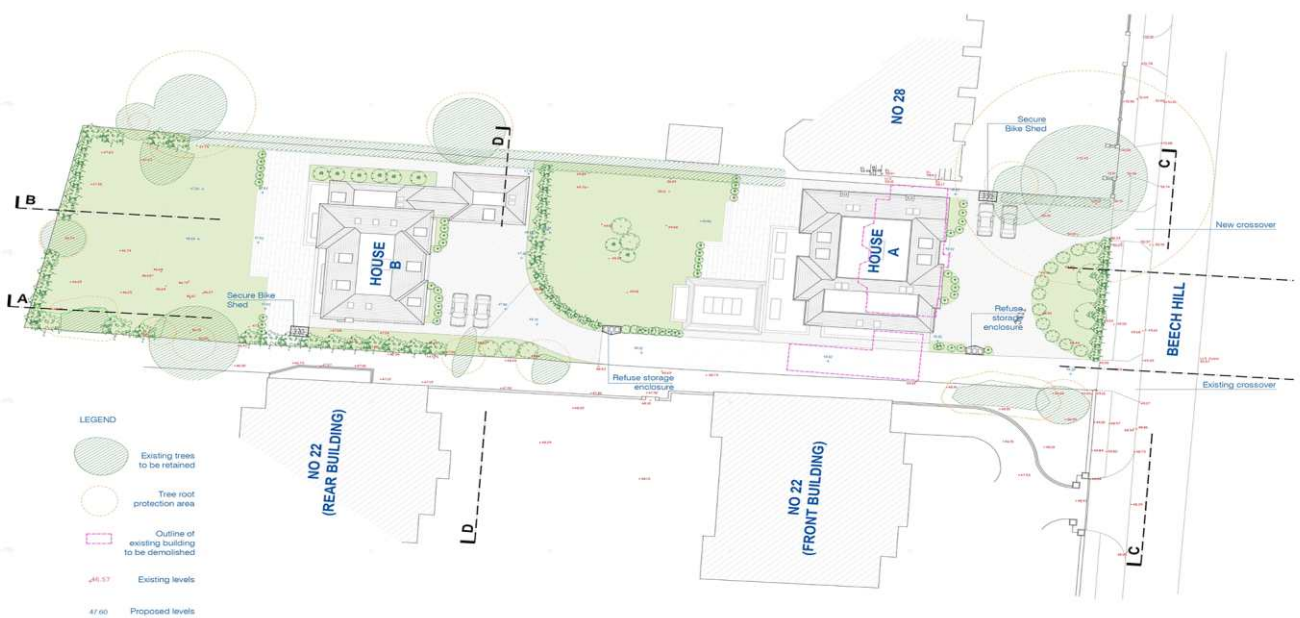
Designed across three floors for flexible, multi-generational use

6 spacious en-suite bedrooms, including a luxurious master suite

Grand reception rooms, open-plan kitchen, family spaces, and study

Games room, boot room, and integrated garage

Tiered garden terrace and private outdoor entertaining space



THORPE HOUSE FRONT



Thorpe House Overview

Classic Grandeur Across Four Floors

Located on one of Hadley Wood's most prestigious roads, Thorpe House is a grand, beautifully crafted family residence offering over 6,740 sq ft (626 sq m) of refined living space. Thoughtfully arranged across four floors, this timeless home combines formal architectural detailing with light-filled modern interiors. Its commanding presence, set behind landscaped gardens and a private driveway, makes it a truly exceptional property for those seeking space, elegance, and exclusivity.



THORPE HOUSE REAR

-  **Approx. 6,740 sq ft / 626 sq m**
-  **6 Bedrooms**
with multiple en-suites and dressing rooms
-  **Private Swimming Pool**
with indoor swimming pool, shower/changing room, wine cellar, and pool plant room
-  **Elegant reception areas**
including drawing room, dining room, and morning room
-  **Dedicated study**
perfect for remote work or library
-  **Contemporary kitchen**
with utility room and direct garden access
-  **Integrated garage**
and generous driveway parking
-  **Landscaped rear garden**
with full-height glazing and outdoor terrace

Architectural Character

The design of Thorpe House reflects a careful balance of symmetry, natural light, and proportion. Traditional brickwork, gabled rooflines, and refined stone detailing create a timeless aesthetic. The rear of the home opens beautifully to the garden through expansive windows and terraces — ideal for family living and entertaining.

Thorpe House Floorplans

With over 6,740 sq ft (626 sq m) of well-proportioned accommodation, Thorpe House has been thoughtfully designed across four impressive levels, combining classical layout principles with contemporary functionality. From leisure and wellness spaces in the basement to elegant reception rooms and private bedroom suites above, every floor offers comfort, flexibility, and architectural harmony.

Basement, Ground Floor & First Floor Plan



Second Floor & Roof Plan



Thorpe House Elevation Drawings

Designed with enduring elegance and balance, Thorpe House features refined architectural detailing that blends classical charm with contemporary proportion. These scaled elevation drawings present a clear view of the property's visual character from all angles.



PROPOSED
FRONT ELEVATION - HOUSE A
SCALE 1:100



PROPOSED
SIDE ELEVATION - HOUSE A
SCALE 1:100



PROPOSED
REAR ELEVATION - HOUSE A
SCALE 1:100



PROPOSED
SIDE ELEVATION - HOUSE A
SCALE 1:100

Included Elevations:

Front Elevation

Symmetrical façade with traditional gables, central doorway, and Georgian-style proportions.

Rear Elevation

Large glazed openings connect internal living spaces to the landscaped rear garden and terrace.

Side Elevations (Left & Right)

Balanced massing with a combination of pitched roofs, brickwork detail, and rear extensions. Subtle variation in windows and rooflines provides depth and character.



ELDEN HOUSE FRONT









Elden House Overview

Grand Scale, Modern Refinement

Set within the gated Beech Hill development, Elden House is an imposing six-bedroom residence of exceptional scale, offering approximately 8,827 sq ft (820 sq m) across three spacious floors. This remarkable home is thoughtfully designed to accommodate both everyday family life and large-scale entertaining. With a focus on open-plan living, architectural symmetry, and luxurious detailing throughout, Elden House brings together timeless elegance and contemporary convenience in one of Hadley Wood's most desirable locations.



ELDEN HOUSE REAR

-  **Approx. 8,827 sq ft / 820 sq m**
-  **6 Bedrooms**
all with private en-suites and dressing spaces
-  **Games room**
ideal for entertaining and leisure
-  **Grand reception hallway**
and dramatic staircase
-  **Study/home office**
perfect for flexible working
-  **Open-plan kitchen**
family and dining area with access to the garden terrace
-  **Integrated double garage**
and private driveway
-  **Landscaped Garden**
and entertaining terrace

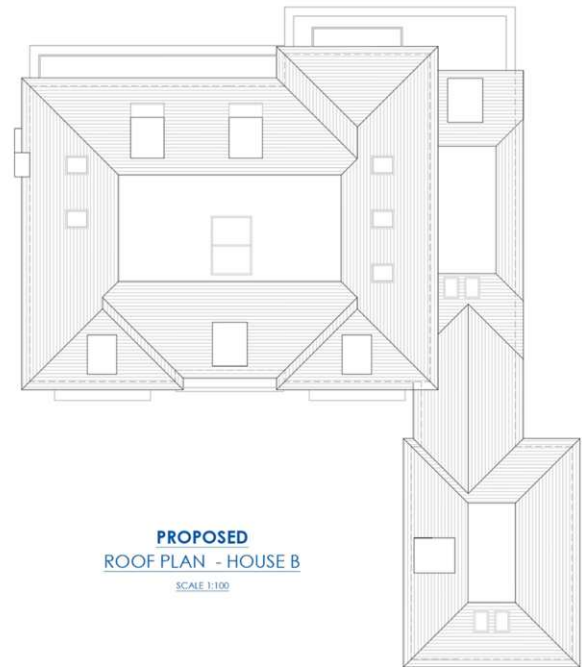
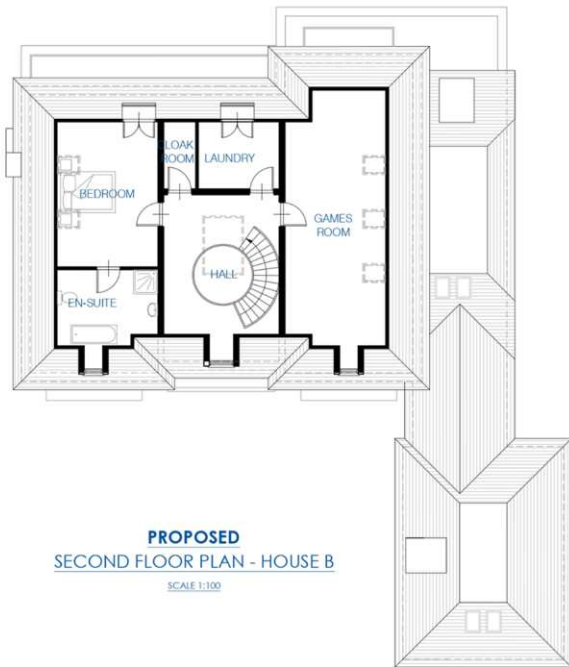
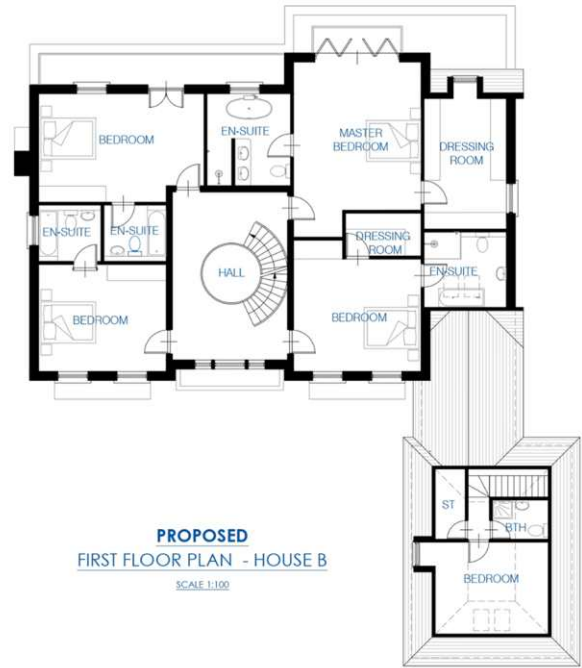
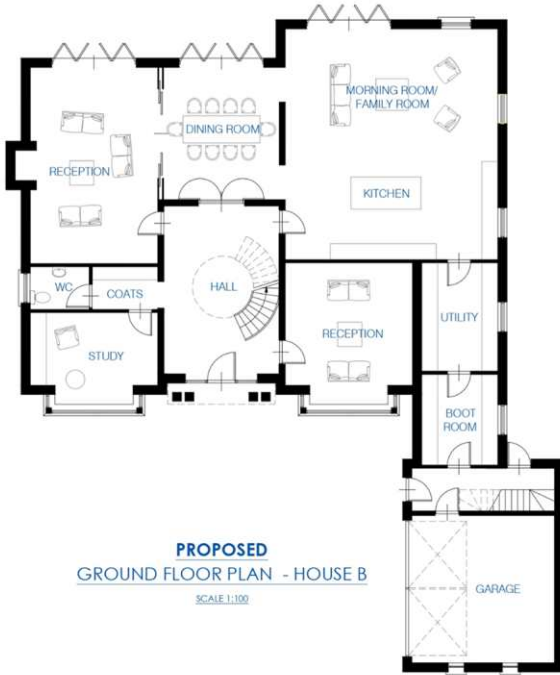
Design Ethos

Elden House captures the spirit of 21st-century living with a strong architectural identity. Its traditional red-brick façade and gabled rooflines are balanced with expansive windows and open interiors. Every detail has been carefully curated – from the flow of spaces to the integration of natural light – ensuring both sophistication and comfort at every level.

Elden House Floorplans

Spanning over 8,827 sq ft (820 sq m), Elden House offers an expansive and versatile internal layout thoughtfully distributed across three levels. Each space has been carefully designed to maximise natural light, function, and flow – resulting in a home that is as practical as it is beautifully proportioned.

Ground, First, Second Floor & Roof Plan

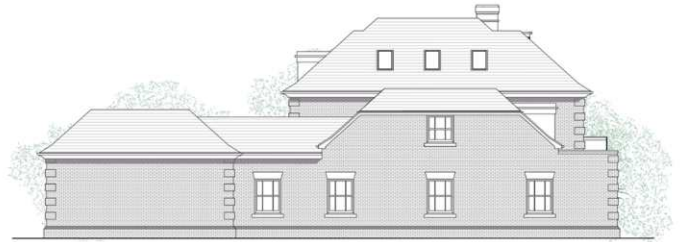


ELDEN HOUSE Elevation Drawings

The architectural design of Elden House brings together classical balance and modern proportions. The following elevation drawings provide a detailed view of the home's elegant form — showcasing how its traditional façade, gabled rooflines, and refined brickwork blend seamlessly with contemporary features.



PROPOSED
FRONT ELEVATION - HOUSE B
SCALE 1:100



PROPOSED
SIDE ELEVATION - HOUSE B
SCALE 1:100



PROPOSED
REAR ELEVATION - HOUSE B
SCALE 1:100



PROPOSED
SIDE ELEVATION - HOUSE B
SCALE 1:100

Included Elevations:

Front Elevation

A bold, symmetrical red-brick façade with central entrance, large-format windows, and refined architectural detailing.

Rear Elevation

Expansive glazing and tiered terraces designed to maximise indoor-outdoor living and natural light.

Side Elevations (Left & Right)

Carefully articulated with dormers, varying roof heights, and clean brickwork symmetry, offering depth and character from every angle.

MAKE BEECH HILL YOUR HOME

Beech Hill is more than a location — it's a lifestyle. Nestled within Hadley Wood's prestigious landscape, Thorpe House and Elden House offer exceptional living for those who value design, space, and discretion.



BEECH HILL, HADLEY WOOD, HERTS, EN4



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