



Bourne Hill
London, N13

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Bourne Hill

Beautifully Appointed Five Bedroom Detached Home Opposite Winchmore Hill Green | Backing Onto Grovelands Park
| Nearly 2,850 sq. ft | Heated Outdoor Pool | Garden Studio

Perfectly positioned in the heart of Bourne Hill, this exceptional five-bedroom detached residence has been meticulously extended and finished to an outstanding standard. Blending contemporary design with timeless elegance, it offers versatile family living across approximately 2,850 sq. ft.

Ground Floor: A bright, spacious hallway with a striking central staircase introduces the home, where the entire ground floor benefits from underfloor heating. The elegant front reception room provides a refined setting for formal entertaining, while a second reception room offers relaxed family living.

At the rear, the open-plan kitchen, dining and family space forms the heart of the home. The main kitchen is fitted with premium appliances, including two Neff double ovens, a Siemens induction hob, Siemens dishwasher, Neff microwave/oven, Luxair extractor, and a Quooker hot water tap all seamlessly integrated within a sleek contemporary design. A large breakfast bar, generous seating area, and full-width bifold doors open to the landscaped garden, creating a seamless transition between indoor and outdoor living. A fully equipped secondary kitchen and utility room, a guest WC, and integral garage access complete this elegant ground floor.

First Floor: Four beautifully appointed double bedrooms, each with ample storage, are arranged around a spacious landing. The family bathroom combines practicality with designer style, featuring Keuco bathroom furniture and underfloor heating throughout. The primary suite enjoys tranquil garden views, a sumptuous en-suite shower room, and a generous walk-in wardrobe. The en-suite is finished to a luxury hotel standard, with Keuco bathroom furniture, Keuco taps and shower fittings, a Victoria & Albert freestanding bath, and underfloor heating for added comfort. Bedroom two also benefits from bespoke fitted wardrobes.

Second Floor: A versatile double bedroom suite with en-suite shower room provides an ideal guest suite, home office, or private retreat.

Outdoor Space: The landscaped rear garden features a manicured lawn, mature borders, and a bespoke garden studio ideal as a home office, gym, or entertaining space. The studio is fitted with underfloor heating and air conditioning, ensuring comfort all year round. A heated swimming pool and sun terrace create a resort-style setting for outdoor living. The front offers a mature garden and a private carriage driveway with parking for multiple vehicles.

Location: Opposite Winchmore Hill Green and backing directly onto Grovelands Park, this residence enjoys one of the area's most coveted settings.

Just moments from boutique shops, independent cafés, and popular restaurants, and with excellent transport links via Winchmore Hill Station (Overground to Moorgate) and Southgate Underground (Piccadilly Line), this is a rare opportunity to acquire a spacious, beautifully presented family home in a premier North London location.



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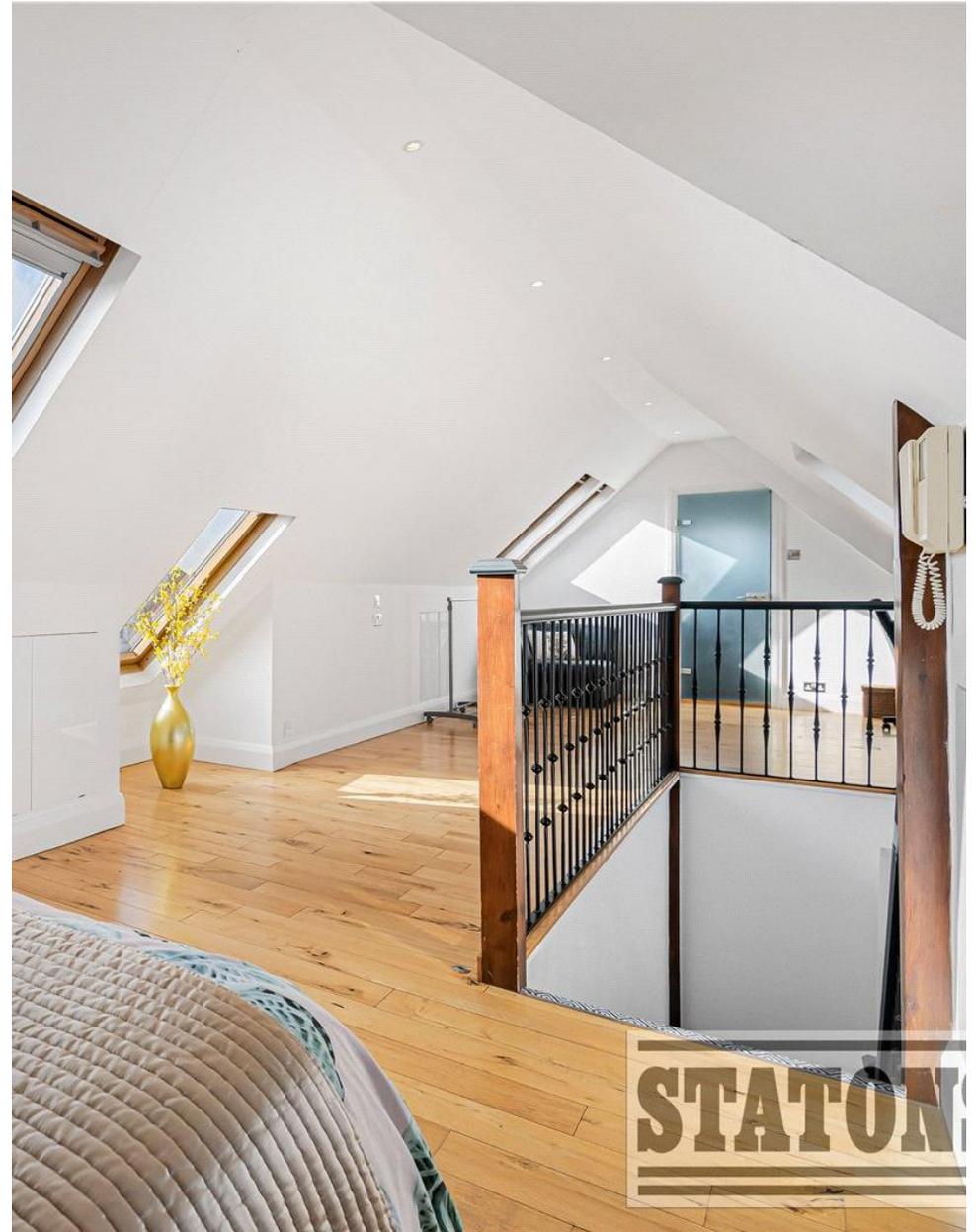
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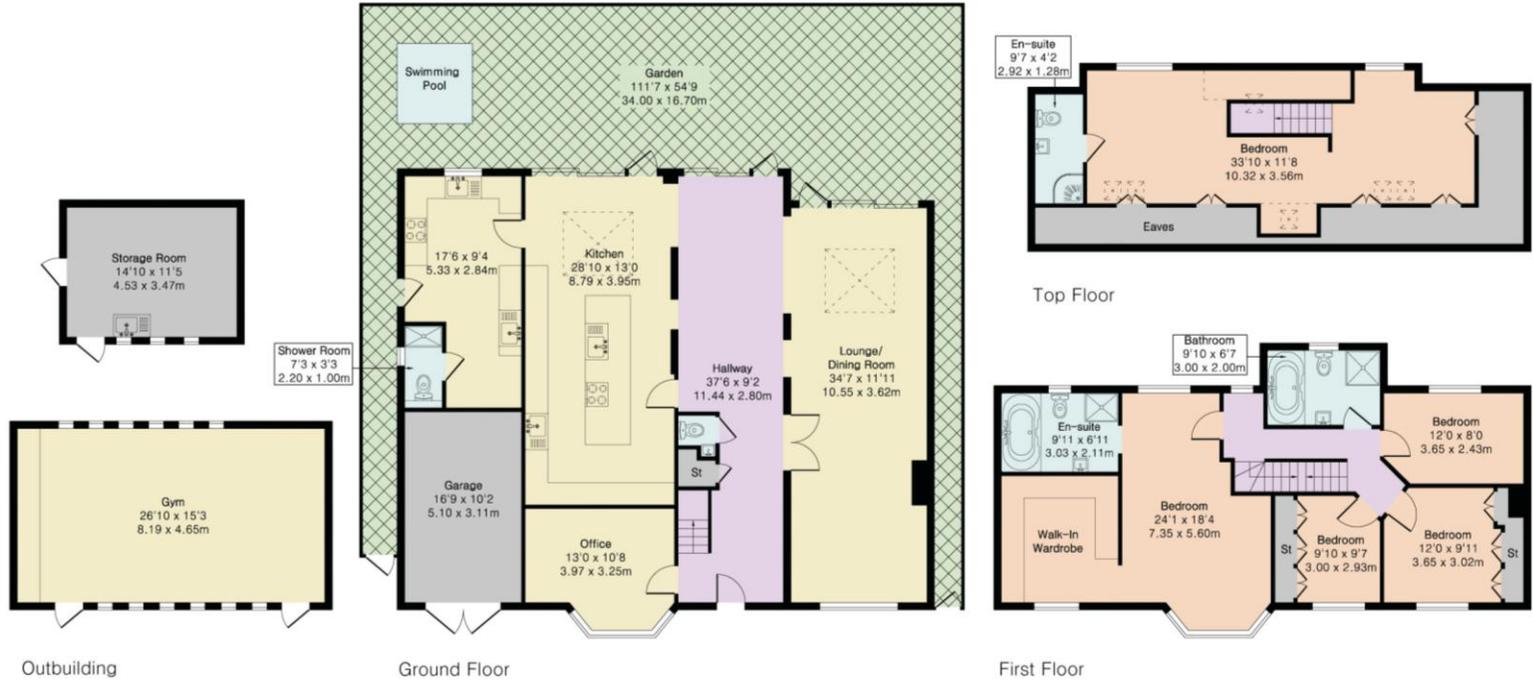
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Council Tax: G
Local Authority: Enfield
Tenure: Freehold

**Approximate Gross Internal Area 2843 sq ft - 264 sq m
 (Excluding Garage & Outbuilding)**

Ground Floor Area 1509 sq ft – 140 sq m
 First Floor Area 892 sq ft – 83 sq m
 Top Floor Area 442 sq ft – 41 sq m
 Garage Area 171 sq ft – 16 sq m
 Outbuilding Area 579 sq ft – 54 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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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