



Hadley Bourne House, Monken Hadley, Hertfordshire

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A stunning Grade II listed Georgian property, dating back to circa 1730.

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### Summary of accommodation

#### Main House

**Ground and lower ground floor:** Entrance hall  
Drawing room | Dining room | Kitchen/dining/family room  
Utility room | Bedroom with ensuite | One further bedroom  
Bathroom | Wine cellar | Boiler room

**First floor:** Principal bedroom with ensuite  
Additional bedroom with ensuite | Two further bedrooms  
Family bathroom | Dressing room | Gallery landing

#### Garden and Grounds

Ample parking | Walled garden | Sun terrace

**In all about 0.37 acres of private garden  
3.5 acres in total including communal gardens**



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## Situation

Located in this stunning setting, close to the picturesque Monken Hadley church and within walking distance of Barnet town centre with its traditional high street and The Spires shopping mall.

Within easy commuting distance to central London, Hadley Wood mainline stations offers a 30 minute journey time to Moorgate and Kings Cross with Barnet underground station (Northern Line) within walking distance and junction 24 of the M25 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.

## Distances

M25 2 miles, Central London 13 miles, London Heathrow Airport 23 miles.

(Distances are approximate)



## Hadley Bourne House

Located in the highly sought after area of Monkey Hadley, Hadley Bourne House is set behind a large carriage driveway, benefiting from the stunning, tranquil communal grounds of around three and a half acres. This former St. Martha's Convent on the prestigious Hadley Bourne Estate exudes historical charm with original features like high ceilings and wood panelling.

The residence boasts a grand Georgian entrance hall, a panelled dining room with a stone fireplace, and a converted chapel transformed into a spacious kitchen/family room. A private patio extends off this space out to the rear gardens. A magnificent double-aspect drawing room, filled with natural light, offers a perfect space for entertaining. Additionally, the ground floor features a bedroom with an en suite bathroom, a versatile space that can function as a bedroom or a gym, a separate shower room, and a convenient utility room. The property also has a cellar with a wine room.

A grand staircase leads to a galleried landing. The expansive principal suite boasts a luxurious en suite. Three further bedrooms include one en suite and a adaptable office/bedroom, alongside a separate dressing room.







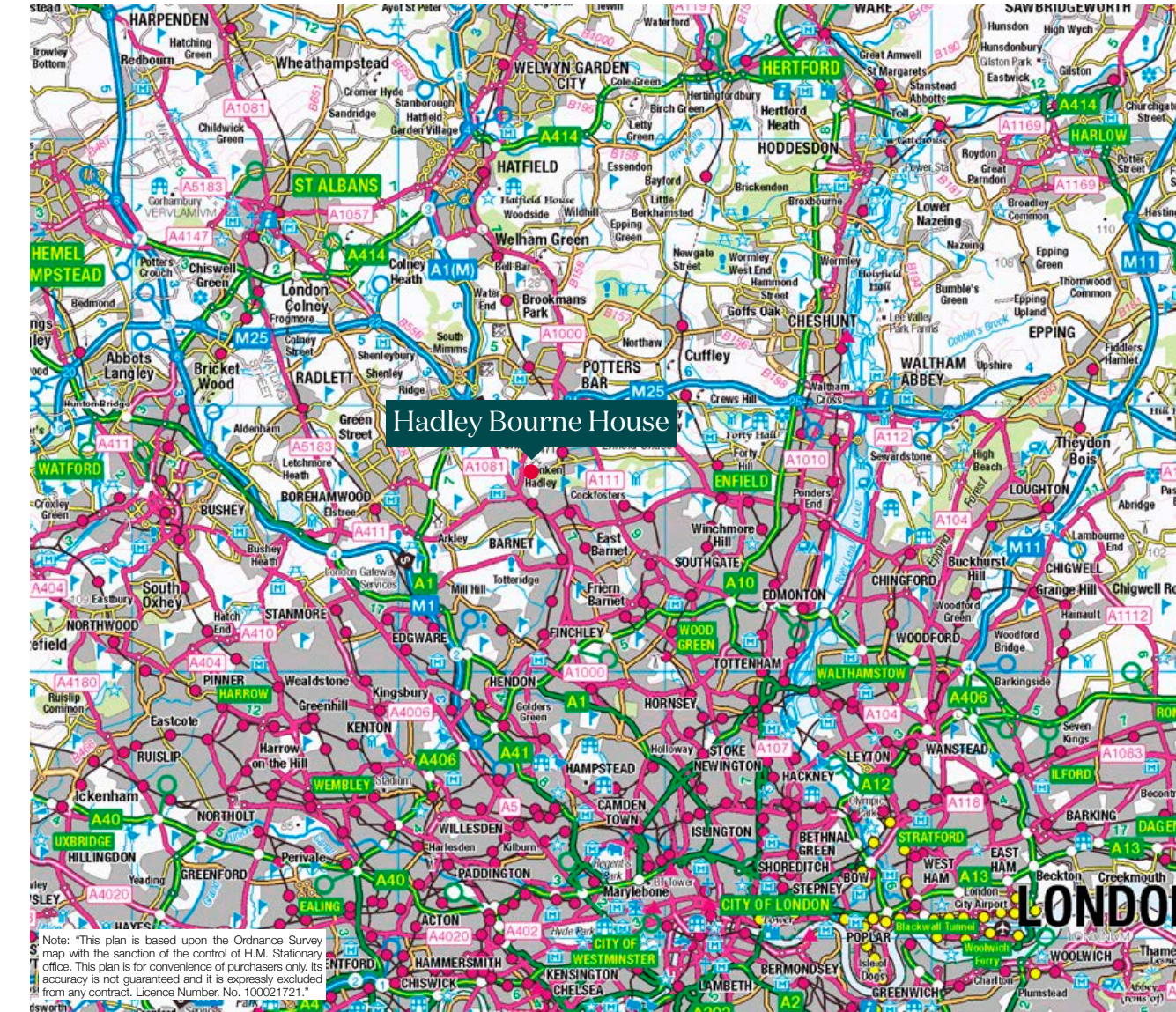




Approximate Gross Internal Floor Area

504.5 sq m / 5,431 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Garden and Grounds

Outside, there is ample parking and a stunning walled garden with mature trees as well as extensive communal gardens.

## Property information

Tenure: Leasehold - 999 years from 1st January, 2007.

Services: Mains water, electricity, gas and drainage.

Local authority: Barnet Council.

Council Tax Band: H

Energy Performance Certificate Rating: Band C

Postcode: EN5 5PU

What3words: scarcely.ship.drop

## Viewings

All viewings to be arranged strictly by appointment via the joint agents Knight Frank and Statons.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated August 2021.

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