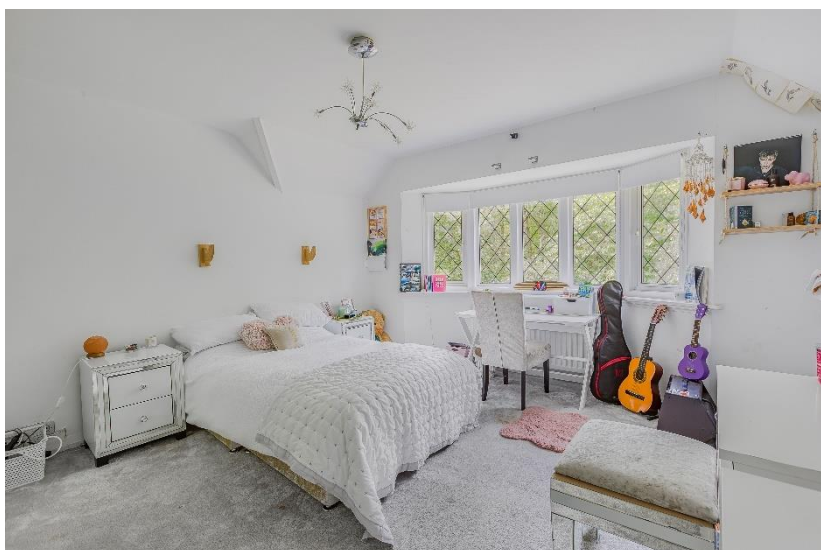




Carbone Hill, Northaw

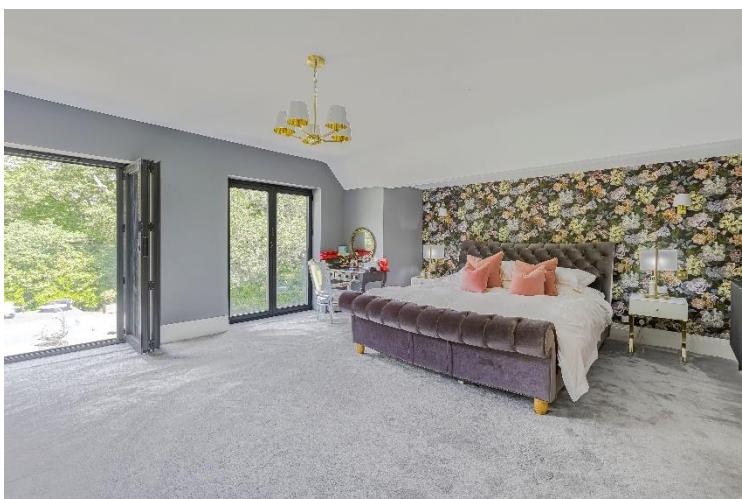


- PREMIER LOCATION
- 5 BEDROOMS
- BACKING ONTO WOODS
- APPROX 1 ACRE
- 4 RECEPTION ROOMS
- HEATED SWIMMING POOL
- DETACHED STUDIO/HOME OFFICE



Carbone Hill
Northaw EN6 4PJ

This exquisite, detached family home, nestled in a highly sought-after area, directly backs onto the serene Great Wood with its own private gate. This property offers approximately 3,655 sq ft of luxurious living space on nearly 1 acre of beautifully landscaped grounds. The ground floor boasts four elegant reception rooms designed for family living, leisure, and entertaining. Additionally, there is a spacious kitchen with a family area, a guest cloakroom. Upstairs, the impressive principal bedroom features a Juliet balcony with bi-folding doors and a large en suite bathroom. There are also 4 additional bedrooms with one of them being on the ground floor, along with a family bathroom. The rear garden is an entertainer's delight, complete with a heated swimming pool, pool room with sauna and shower, barbecue area, lawn, and patio. The front of the property provides ample off-street parking and access to a double garage. Moreover, there is a separate detached studio/home office. The historic and picturesque village of Northaw, a designated conservation area, offers excellent connections to London by rail and road. The West End can be reached in under an hour by car, and trains to Kings Cross take less than 45 minutes. Junction 24 of the M25 is less than two miles away. This area boasts an excellent selection of state, private, and community schools, including Queenswood Girls School, Haileybury College, and St John's. Nearby Cuffley and Potters Bar offer a variety of local golf courses and shopping options.



Approximate Gross Internal Area 3515 sq ft - 327 sq m
Ground Floor Area 2014 sq ft - 187 sq m
First Floor Area 1139 sq ft - 106 sq m
Outbuilding Area 363 sq ft - 34 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		