



KINGSWOOD HOUSE & QUEENSWOOD, CLAY HILL, ENFIELD, EN2

MICHAEL WRIGHT ESTATE AGENTS ARE NOW IN RECEIPT OF AN OFFER FOR THE SUM OF £4,000,000 (FOUR MILLION POUNDS) FOR KINGWOOD & QUEENSWOOD, CLAY HILL, EN2 9JB. Anyone wishing to place an Offer on this Property should contact Michael Wright Estate Agents, 125 Cockfosters Road, Cockfosters, Barnet, Herts. EN4 0DA - Telephone: 020 8449 2255 before Exchange of Contracts.

An Almost Rare Opportunity to Purchase an AMAZING 7/8 BEDROOM & 5 BATHROOM CHARACTER MANSION WITH AN ENORMOUS GROUND FLOOR AREA SET BEHIND ELECTRONIC GATES & WITHIN ITS OWN GROUNDS OF APPROX. 24 - 27 ACRES. THERE ARE MANY OUTBUILDINGS AND A DISUSED STUD FARM/EQUESTRIAN CENTRE. NEAR GREEN BELT COUNTRYSIDE & WITHIN THE M25. This Property would be suitable for a Prestigious Family Home, Perhaps a Knock Down & Build Your Own Dream Home - SPP, or even some Development Potential - again Subject to Usual Consents. With entrance from Clay Hill the property is near to what was the Fallow Court Pub which is now residential and also close to the junction with Flash Lane, Strayfield Road and Theobalds Park Road and access to Crews Hill British Railway Station - with fast services into London. Viewings highly recommended - an opportunity not to be missed



ACCOMMODATION

* OAK PANELLED ENTRANCE VESTIBULE * OAK PANELLED RECEPTION HALLWAY * 4 RECEPTION ROOMS INCLUDING 2 GRAND RECEPTION ROOMS/BALLROOM SIZE * BANQUETING ROOM * STUDY * FITTED KITCHEN/DINER * UTILITY ROOM * 4 GUEST CLOAKROOMS * VARIOUS OUTBUILDINGS INCLUDING A LODGE * EXTENSIVE GROUNDS WITH POND, LAKE, TENNIS COURT, FOUNTAIN * DEVELOPMENT/BUSINESS POTENTIAL - SUBJECT TO USUAL CONSENTS * SERVICES: GAS CENTRAL HEATING * FEATURES: CHARACTER FEATURES THROUGHOUT * AMAZING GROUNDS * SECURITY GATES * PARKLAND/27 ACRES *

PRICE: £4,500,000 FREEHOLD ASKING PRICE

ENTRANCE VESTIBULE:
Impressive Entrance to the Property with Wood Paneling & Stained Glass Windows & Obscure Glazed Oak Front Door.



RECEPTION HALLWAY: PIC. 1
Oak Panelled Hallway with Stone Fireplace.



RECEPTION HALLWAY: PIC. 2
Grand Oak Wooden Turning Staircase to First Floor with Stained Glass Window to Front.



GRAND RECEPTION ROOM 1: PIC. 1
Beautiful Entertainment Room with Windows on 3 Sides. Ornate Ceiling & Fluted Columns.



GRAND RECEPTION ROOM 1: PIC. 2
Further Aspect Showing Fireplace & Access to Grounds.



GRAND RECEPTION ROOM 2: PIC. 1
2nd Very Large Reception Room with Windows to Rear Overlooking Grounds. Ornate Ceiling, Cornicing, Fluted Columns.



GRAND RECEPTION ROOM 2: PIC. 2
Further Aspect of 2nd Reception Room.



BANQUETING ROOM:
Oak Panelled with Open Fireplace with Outlook onto Patio Area. Grand Fireplace.



STUDY:
Windows to Rear, Fireplace.



FITTED KITCHEN/DINER:
Well Fitted with Ample Floor & Wall Units + Dining Area.



MASTER BEDROOM:

Large Master Bedroom Suite with Fireplace, with Door to En Suite Bathroom & Large Dressing Room.



BATHROOM EN-SUITE:

Fully Tiled with White Bathroom Suite, Including a Jacuzzi Oval Bath. His & Hers Vanity Units with Inset Sinks, Mixer Taps, Cupboards Beneath & Marble Top. Separate Walk in Shower Unit. Low Flush WC. Window to Rear.



LONG DRIVEWAY: PIC. 1

Long Private Driveway Via Electronic Gates Enjoying Mature & Secluded Grounds Leading to Grand House.



SCENIC DRIVEWAY: PIC. 2



FOUNTAIN & LIONS:

Spectacular Approach Towards the Main Residence after a Long Private Driveway with Lawn, Fountain & Lions.



27 ACRE PARKLAND/GROUNDS:

Total Privacy & Seclusion Surrounding the Mansion House with Amazing Outlooks All Around + Many Outbuildings



HOUSE & GROUNDS:

The Gardens & Grounds are South Facing and Most of the Rooms are to the Rear Enjoying Uninterrupted Views.



VIEW TOWARDS FRONT:

This is the Amazing Outlook Towards Clay Hill on Leaving The Property Which is Well Set Back from the Road.



THE LODGE:

A Fully Detached Building - Suitable for Staff Quarters or for Development - Subject to Usual Consents.



FOUNTAIN AT NIGHT:

One of the Amazing Features of the Property.



POND: AT NIGHT



REAR VIEW: AT NIGHT



THE FRONT AT NIGHT:



EQUESTRIAN CENTRE - STABLES & MENAGERIE

Originally used for breeding thoroughbreds with approx. 30 stables. Very large Indoor Menagerie.



ANOTHER OUTBUILDING:

This is Near to the Entrance/Driveway Leading up to the Main House. Development/Conversion Possibilities - SPP



THE STABLES:



OUTDOOR MENAGERIE:



AGENTS NOTES:

Note 1:

Michael Wright Estate Agents would like to add that some of the photos in our property details were supplied to us by the previous Vendors and were taken some time ago when the property and outbuildings were in better condition.

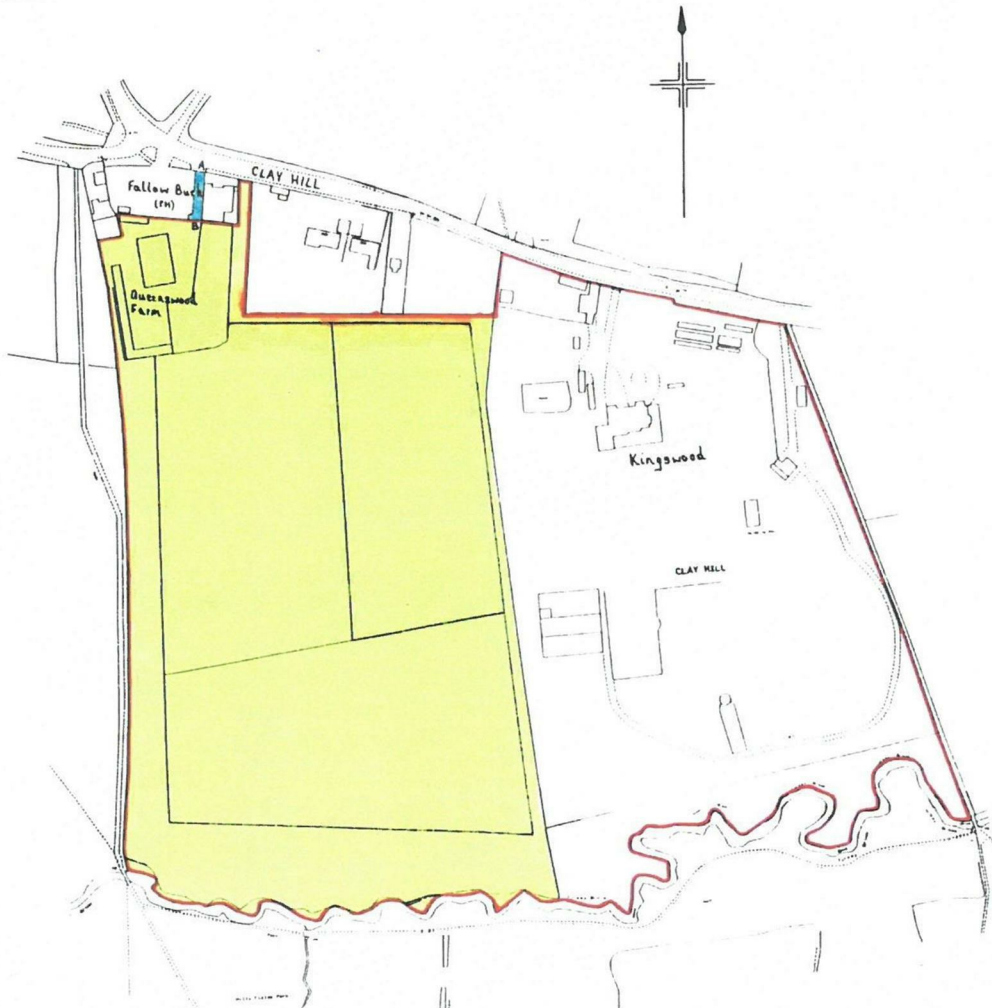
Note 2:

Subject to the Usual Consents, this Property & Grounds offers a tremendous opportunity for Business & Commercial Use, although currently used for residential purposes.

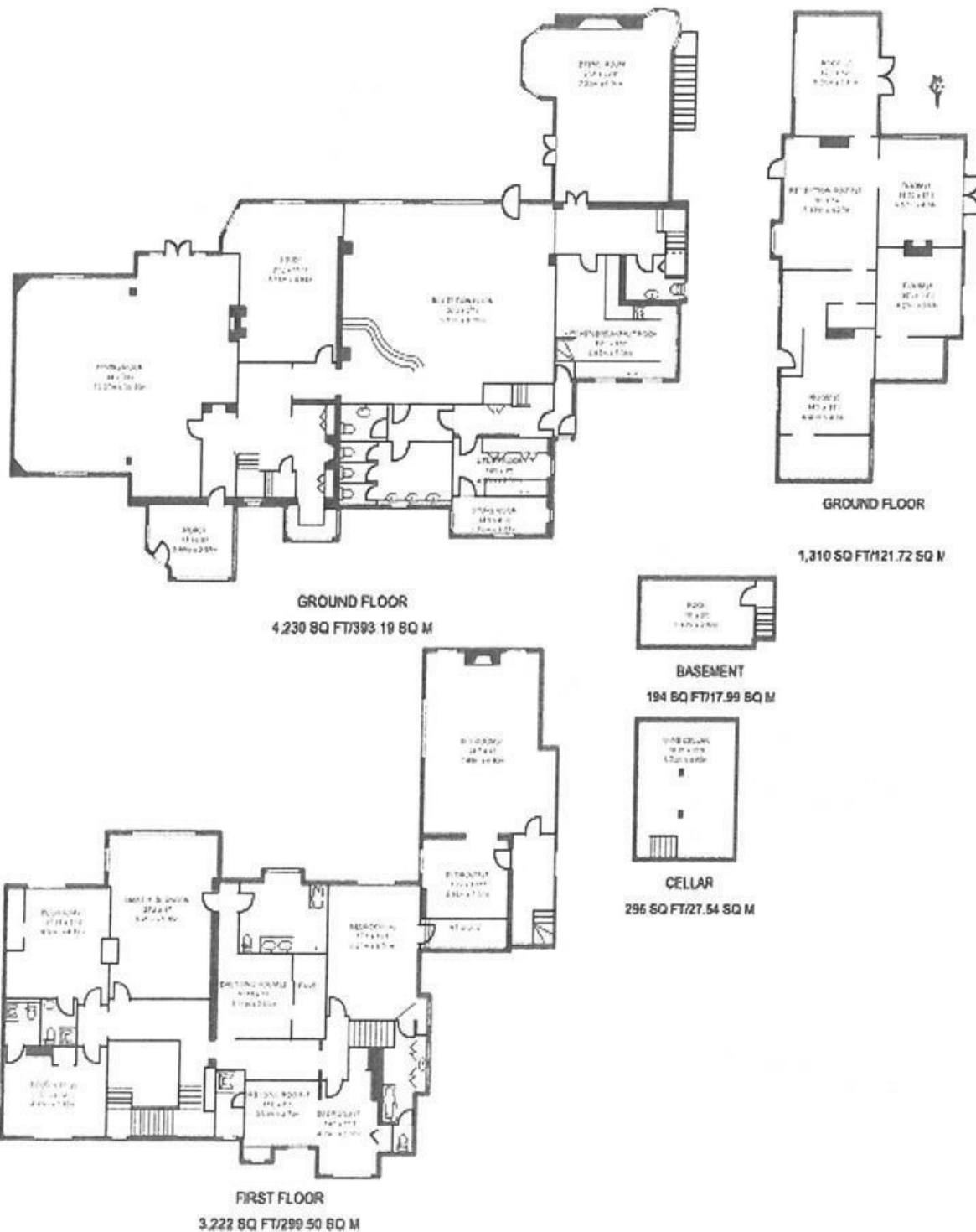
LAND MAP: BOTH KINGSWOOD & QUEENSWOOD

This is a Copy of the Land Registry Map Showing the Vastness of the Site Surrounding the Mansion. For Clarification Purposes it is the Whole of the Yellow and the White Area to the Right-Hand Side - Showing the Positioning of the Mansion.

H.M. LAND REGISTRY		TITLE NUMBER
		ECL317535
ORDNANCE SURVEY PLAN REFERENCE	TQ 3198 J	Scale 1/2500
GREATER LONDON	BOROUGH OF ENFIELD	© Crown Copyright



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
31	41
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
35	45
EU Directive 2002/91/EC	
England & Wales	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. 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 purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.