

AUGUSTUS LODGE

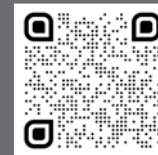
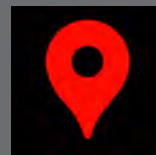
BULLS CROSS, ENFIELD - EN2

THOMAS
JAMES

kw



- 3 BEDROOMS
- 2 RECEPTION ROOMS
- DETACHED
- GARAGE
- 360 DEGREE PLOT
- OUTBUILDINGS



FOR SALE
£1,100,000
FREEHOLD

AUGUSTUS LODGE

BULLS CROSS, ENFIELD - EN2

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DETACHED

£1,100,000

IN BRIEF

This detached three bedroom house with a large garden, garage, and outbuildings is in a lovely rural setting that's well-connected to both the local community and the capital.

With 360 degree leafy views and scope for extension, this handsome former gardener's lodge to the Grade II listed Myddleton House is a beautiful property in an idyllic location with potential for development.

PROPERTY DESCRIPTION

Built in c.1904, this Edwardian property is full of charm, retaining many of its original features, including beautiful brickwork, wide floorboards, and fireplaces. Situated in the Bulls Cross Conservation Area and surrounded by a wraparound garden, it has a great sense of privacy as well as glorious rural views.

The house was designed and built with care, and consideration was given to ensuring good natural light levels and generous room sizes. There are windows in every room and on all sides of the house, and the rooms are much larger than usually found in this type of rural property.

There are two large living rooms, a kitchen, a pantry/utility room, and WC on the ground floor, and three double bedrooms and a family bathroom on the first floor. The main living room, adjacent to the entrance, has the feel of a traditional front room, with a large bay window, fireplace, and plenty of space for sofas. The rear dining room also has space for a sofa in addition to a large dining table, and also has an open fire. The kitchen has a country feel, with a range of fitted floor cabinets and integrated appliances, and a walk-in pantry/utility room. All rooms on the ground floor have large windows and leafy views of the garden.

The main bedroom on the first floor is a huge 18'11" by 16'10"; it has a charming arched entrance, a wall of bespoke wardrobes, and an original cast-iron fireplace. The second bedroom is also a good size at 15'7" by 13'5", and the third bedroom, also a double, would make an ideal guest room or workspace. The family bathroom has a contemporary white suite that includes a bath with an overhead shower and glass shower screen.

RARE TO MARKET

OUT BUILDINGS

LARGE ROOMS

PERIOD FEATURES

RURAL VIEWS

OPEN FIRE PLACES

WRAP AROUND GARDEN



AUGUSTUS LODGE

BULLS CROSS, ENFIELD, EN2



VIDEO



SNEAK PEAK



PROPERTY DESCRIPTION CONTINUED...

The property is in excellent condition throughout, and has a relaxed country feel, with a palette of natural hues and materials. This house is full of character, with unusual features such as the porch that wraps around the front of the property, providing places to sit and enjoy the outdoors whilst sheltered from the elements.

Outside are a garage and outbuildings; the outbuildings are currently used for storage, but were previously granted planning permission for conversion into a 750 sq ft two bedroom cottage with a separate entrance and its own courtyard garden. There's also scope to extend into the large loft, subject to planning permission.

The gardens and the surrounding area are an abundant source of produce, including apples, apricots, and sloes. The adjacent copse and field (owned by Enfield council) are potentially available for purchase and rental. The current owners have used the adjacent copse (which has access from the garden) as their own throughout their ownership.

LOCAL LIFE

In terms of local amenities, the village shop, a couple of good pubs, and the coffee shop in Myddleton House are all within easy walking distance. Nearby Forty Hall Farm is home to a vineyard and popular Sunday farmers' market.

The area is a paradise for walkers, with numerous public footpaths in the immediate vicinity.

Road and rail links are excellent. It's just a five minute drive to the train stations at Turkey Street, which has 34 minute journeys to Liverpool Street, and Crews Hill station, which has 40 minute journeys to Moorgate. The A10 is a couple of minutes' drive away, as is the M25.

There are lots of excellent schools in the area, including several rated as outstanding by Ofsted. These include two very nearby; Forty Hill C.E. primary school, a mere four minute walk from the property, and St Ignatius College, a secondary school just five minutes away.

The house comes with a right of way along a footpath to Myddleton House gardens, an eight-acre botanical garden with local and national artifacts such as a part of Old London Bridge, and a year-round programme of events.

Thomas James Estate Agents

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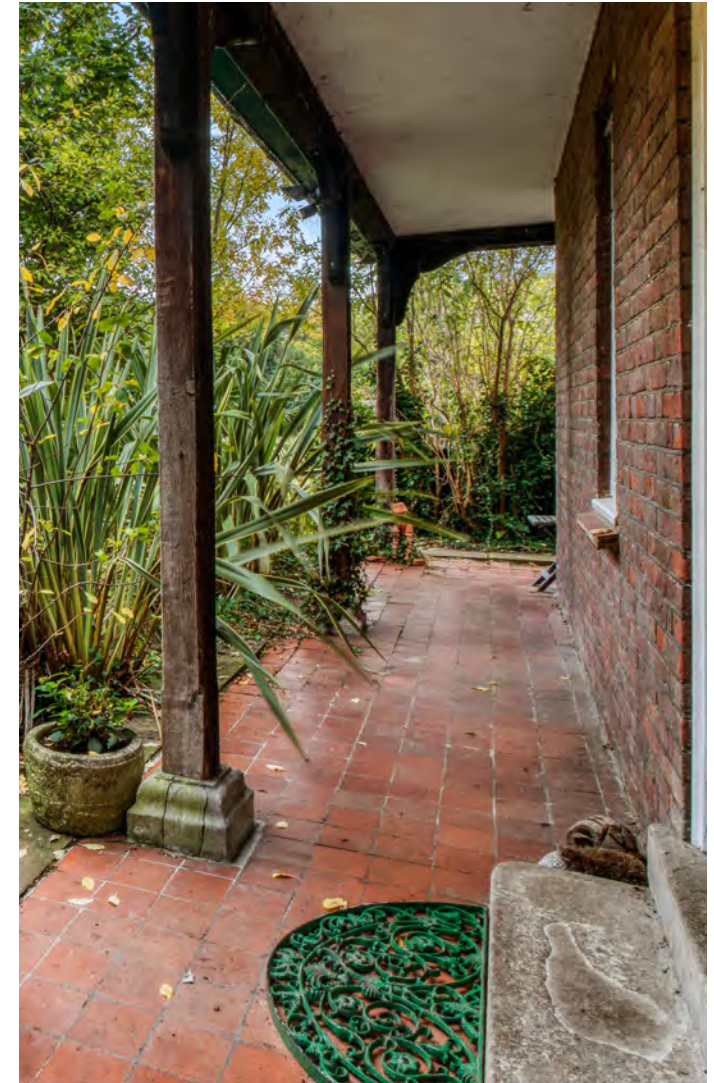
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Approximate gross Internal Area = 144.92 sq m / 1560 sq ft
 Outbuilding/Shed Area = 38.82 sq m / 418 sq ft
 Total Area = 183.74 sq m / 1978 sq ft



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.



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