

# DEEVES HALL

DEEVES HALL LANE • EN6





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**An elegant Georgian farmhouse occupying a rural position just 17.1 miles from Central London**

Deeves Hall is a handsome Georgian house which has been beautifully restored in recent years and offers comfortable family living space as well as a rural lifestyle whilst being within easy reach of London. Laid out over three floors, the house has been sympathetically restored combining period character features with a contemporary finish and layout offering flexibility and space.

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## Ground Floor

Entrance hall • Drawing room • Living room  
Playroom • Dining room • Kitchen/Breakfast room

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## Ground Floor

Utility room • Guest/Staff bedroom • Bathroom • WC • Cellar

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## First Floor

Master bedroom with dressing room & en suite bathroom  
Two further bedrooms both with suite bathrooms

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## Second Floor

Bedroom • Bathroom • Dressing room/Bedroom

Approximately 600 sq m (6,458 sq ft) in total

In all about 1 acre





On entering via the front door you are received in the entrance hall which leads through to the main part of the house and principal rooms. The formal drawing room is situated on the right hand side and benefits from a fireplace, bay window and French doors that open out onto the garden. The family room is on the left hand side of the hall, also with bay window, and leads through to the study.

Also off the entrance hall, there is a spacious sitting room overlooking the garden with fireplace and doors onto the terraced area. The dining room is to the rear of the house and leads through to the kitchen / breakfast room. The utility room is tucked away and provides practical space out of the way of the living area. The annexe, with independent access, a guest bedroom and a shower room, can also be accessed via the corridor leading off the kitchen. There is also a guest WC and a cellar which is accessed via the hall offering generous space for wine or other storage.

The remaining bedrooms are laid out over the first and second floor. On the first floor there is a generous master bedroom with dressing room and en suite bath / shower room. There are two further bedrooms on this floor, each with en suite shower rooms. On the second floor there are two further bedrooms, a bathroom and eaves storage space.

The current owners have developed existing outbuildings and transformed them into a user friendly space. The granary now provides space for a yoga room, games room and WC. The gardens are well maintained and offer a mix of open lawn areas, mature trees and flower beds. There is private parking for several cars. There is also another outbuilding currently used as a gym/store.



# Deeves Hall, EN6

Approximate Gross Internal Area = 379.9 sq m / 4089 sq ft

(Excluding Reduced Headroom / Eaves / Void)

Basement = 100.7 sq m / 1084 sq ft

Outbuildings = 96.3 sq m / 1036 sq ft

Reduced Headroom / Eaves = 23.1 sq m / 249 sq ft

Total = 600.0 sq m / 6458 sq ft

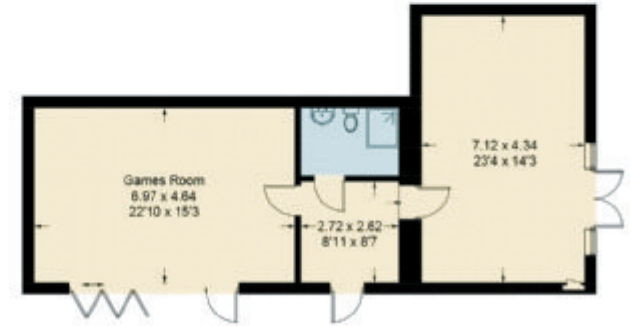


First Floor

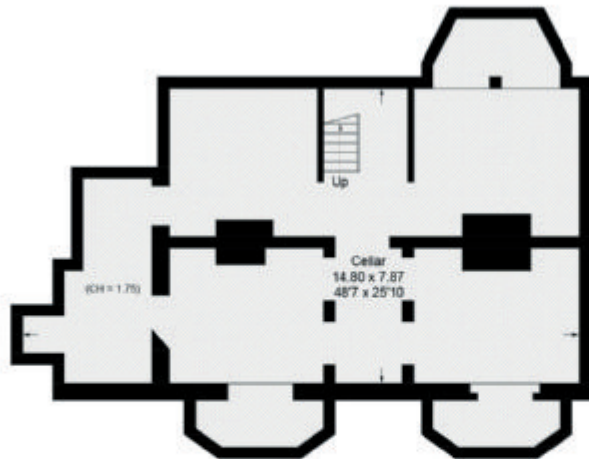
— Reduced headroom below 1.5m / 5ft



Second Floor



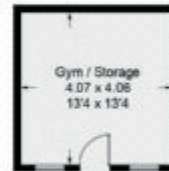
Ground Floor - Outbuilding  
(Not Shown In Actual Location / Orientation)



Basement



Ground Floor



Ground Floor - Outbuilding  
(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID386108)

## Location

Ridge is a small and idyllic village situated between Potters Bar and Shenley and is well placed for access onto the M25 and the national motorway network as well as for the shops and amenities in Potters Bar.

By road: Easy access to the M25 (J23) and the M1 (J1)

By rail: Potters Bar Station offers direct trains to London Kings Cross or Moorgate and Cambridge as well as Peterborough. London Underground access from High Barnet on the Northern Line and Cockfosters on the Piccadilly Line.

By air: Luton Airport 18 miles, Heathrow Airport is around 29 miles, Stansted Airport 36 miles, Gatwick Airport 64 miles

Schools: Haberdashers' Aske's for Boys, Manor Lodge, Lochinver House, St Martha's, Mill Hill, Belmont, Harrow School.

Golf: Potters Bar, Elstree, Radlett Park, The Shire, Dyrham Park Country Club.

Other: Cricket Club and Lawn Tennis Club, Potters Bar, excellent riding and walking in the local countryside.

## Distances

Potters Bar 4.2 miles

Central London 17.7 miles

Luton Airport 19.9 miles

Heathrow Airport 29 miles

(All distances are approximate)

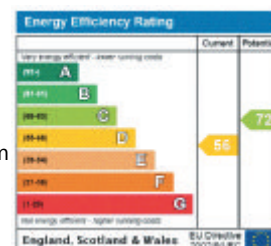


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