



*temple coach yard*  
*old park ride, theobalds park, en7 5hy*



five bedrooms



five bathrooms



gated residence



detached bungalow



landscaped gardens



4445 sq ft of luxury living space



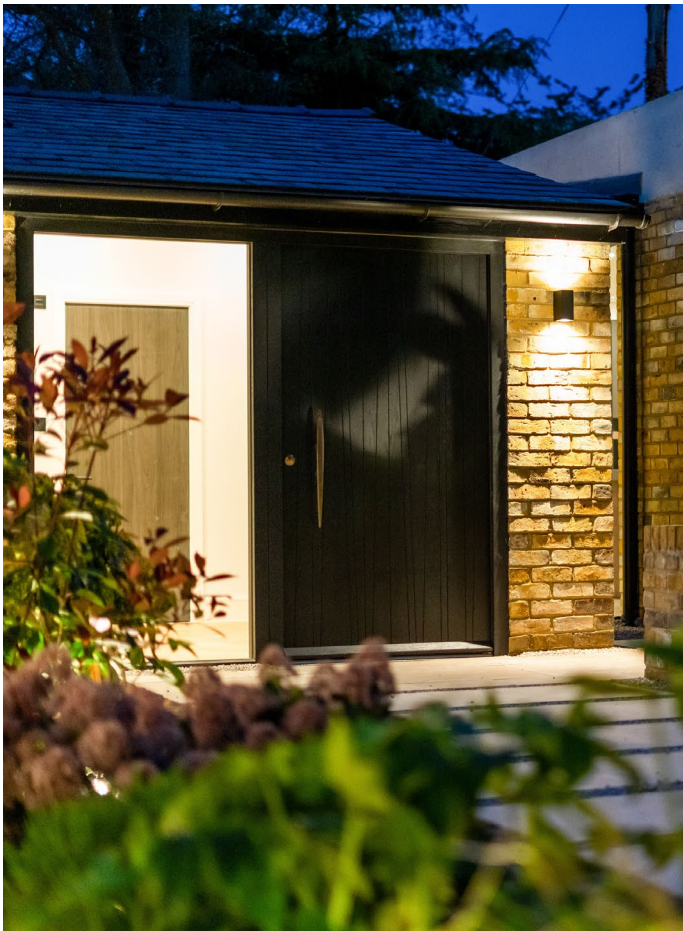
off street parking for numerous cars

## CAPTIVATING TEMPLE COACH YARD RESIDENCE

### *5 bedroom detached family home guide price: £1,700,000 - £1,750,000*

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*a statement, five-bedroom, detached family residence, spanning over 4,400 square feet of luxury living space. this tranquil home is found within a gated courtyard, surrounded by an abundance of greenery, offering very best of fabulous living accommodation.*



### *overview:*

- unique detached bungalow
  - five bedrooms
  - gated residence
  - landscaped gardens
  - off street parking for numerous cars
  - 4445 sq ft of luxury living space
  - underfloor heating
  - four en-suites in addition to family bathroom
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## *description*

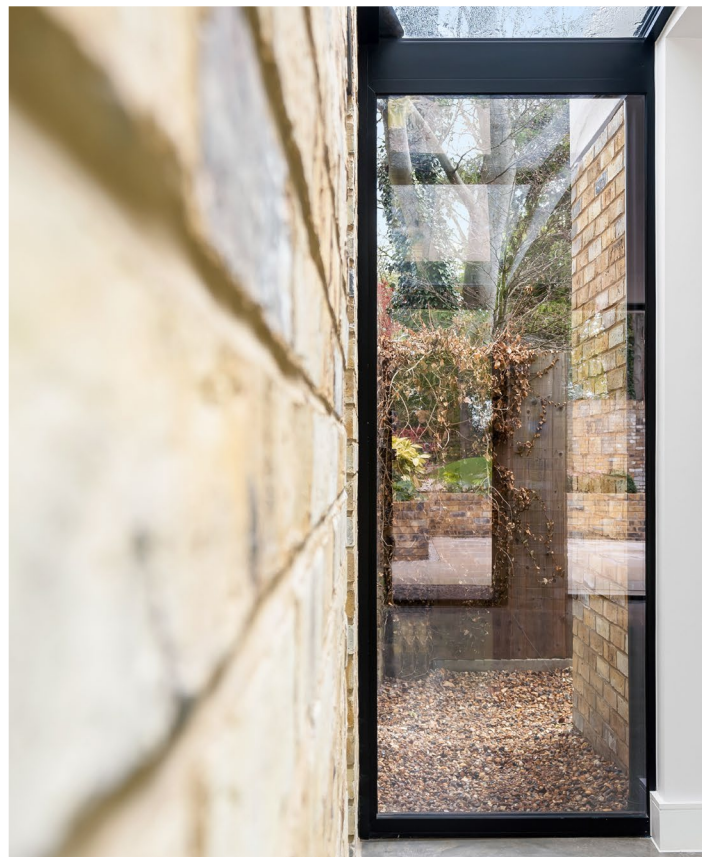
the exceptional contemporary home has been converted from a former coachwork and is situated within the grounds of the stunning theobalds estate.

offering five bedrooms, four of them en-suite, the luxury of the build has to be seen to be believed. the style of the 4450 sq ft is exquisite, not only in terms of aesthetics but also in attention to detail and sheer 'wow' factor, finished with high spec equipment, including miele appliances, underfloor heating and skylights throughout the home, which flood the property with plenty of natural light.



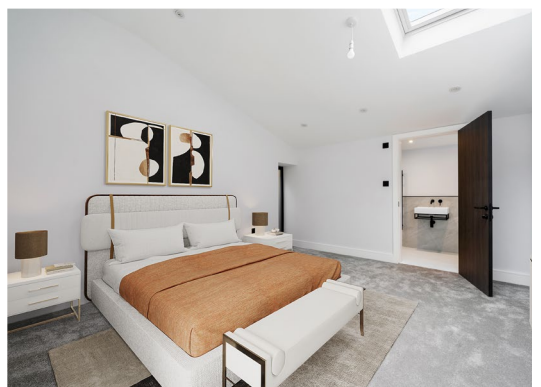
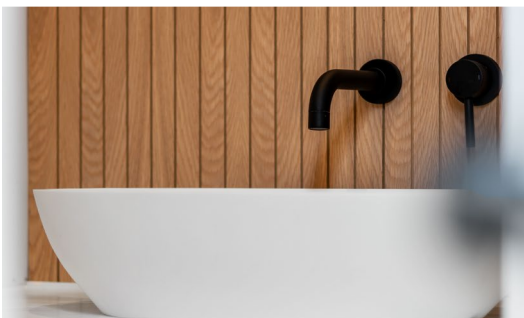
built within a gated courtyard and landscaped gardens, the accommodation is highly flexible, all being on one floor. vast glass windows with bi-folding doors to the outdoors flood this home with light - bringing a fabulous sense of space to the open plan living areas.

this high-quality home marries old with new, bringing together modern elements to the original features which include the brick plinth, black featheredge boarding and simple large punctured openings to create a development that is consistent with the rural setting.





the home boasts further benefits, such as a double garage, an expansive driveway which offers plenty of space for parking, and a beautifully styled and landscaped garden which can be viewed and accessed from the main living area and offers utmost privacy. there has been no stone left unturned when it comes to creating a home with character, finesse, comfort and modern conveniences.



## *valuable information*

### *education:*

#### *primary schools:*

- 🎓 bonneygrove primary school  
(ofsted rated good) 1.0 miles away
- 🎓 capel manor primary school  
(ofsted rated good) 1.1 miles away
- 🎓 dewhurst st mary cofe primary school  
(ofsted rated good) 1.5 miles away

#### *secondary schools:*

- 🎓 goffs-churchgate academy  
(ofsted rated good) 1.5 miles away
- 🎓 goffs academy  
(ofsted rated good) 1.5 miles away
- 🎓 lea valley academy  
(ofsted rated good) 1.9 miles away

### *location:*

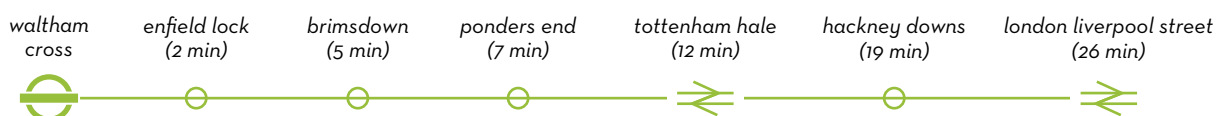
temple coach yard and the surrounding area is set within the greenbelt and is made up of open countryside and barns/outbuildings interspersed with a series of large residential dwellings. while being within a rural environment, its situation is ideal for transport, education and community facilities.

the m25 and a10 roads are a short distance away while a variety of public transport options are available including overground services at cheshunt, turkey street and theobalds grove and br stations at cuffley, crews hill and enfield lock.

there is also a wide choice of education facilities in close proximity for children and students of all ages. in terms of recreation and leisure the property has easy access to shops, restaurants, cafes, outdoor spaces and facilities including proximity to goffs oak, lee valley and many other open areas.

### *transportaion:*

waltham cross rail station is 2.1 miles away.



## *residence specifications*

#### *general specifications:*

- underfloor heating throughout
- gas central heating system supplied by submerged calor gas tank
- reynaers hi-finity 10.4m fully motorised floor to ceiling sliding doors to living / kitchen / diner
- low profile aluminium sliding doors to all bedrooms by reynaers
- aluminium powder coated windows
- air conditioning to bedroom 1
- structural glazed links
- electric powered velux windows with electric integrated blinds
- 3m x 1m fixed roof lights to hallways and bedroom corridor

- 3m x 2x fixed roof light above dining area
- green roof above living / kitchen / diner
- vaulted to ceilings to all areas apart from living / kitchen / diner
- provision for free standing bath in master bedroom
- 10 year structural warranty

#### *utility room:*

- bespoke utility by urban myth
- contemporary handleless design and soft close doors
- stone worktop with 150mm high splashback
- franke under mount sink and accompanying matt black tap

## *residence specifications*

### *kitchen:*

- bespoke kitchen by urban myth
- contemporary handleless design and soft close doors
- two tier stone worktop with full height stone splashback
- *appliances and fittings include:*
- franke under mount sink
- quooker boiling water unit with pro3 flex matt black tap
- miele touch display stainless steel oven
- miele touch display stainless steel microwave combination oven
- miele warming drawer
- two temperature zone wine conditioning unit
- bora x pure surface induction cooktop with integrated cooktop extractor
- neff full height integrated fridge
- neff full height integrated freezer
- neff integrated dishwasher

### *bathrooms & en-suites*

- bespoke designed luxury bathrooms and en-suites
- floors fully tiled with feature tiling to walls
- brushed brass tapware and flush plates to bedroom 1 en-suite and family bathroom
- matt black tapware and flush plates to all other bathrooms and cloakroom
- wall mounted taps installed throughout
- both handheld and fixed head showers installed to all bathrooms and en-suites
- lusso stone free standing bath installed to family bathroom
- wall hung wc's with soft closing seats installed throughout
- bespoke fitted cabinetry installed to bedroom 1 en-suite and cloakroom
- feature wall hung basin from lusso stone installed to bedroom 4 en-suite
- vanity units from lusso stone installed to all other bathrooms
- recessed bottle niches to be installed to all bathrooms
- heated towel rails on dedicated circuits installed to all bathrooms and cloakroom
- mirrors with integrated demister function installed to bedroom 1 en-suite and family bathroom

### *garage*

- electric sliding garage door by hormann
- electric vehicle charging point

### *lighting:*

- recessed led downlights throughout with feature pendants to bedrooms, lounge, and kitchen island
- feature wall lights to bedroom 1, dining area, and lounge
- led strip feature lighting to bedroom 1 en-suite, cloakroom, dining area roof light, kitchen and utility
- touch pad multi zone lighting controls for living /kitchen/dining area/external lighting
- dimmable lighting controls to habitable rooms (no bathrooms)

### *electrical:*

- tv provisions to all living areas and bedrooms
- cat6e data connections to all living areas, bedrooms and study
- home entertainment provisions to formal lounge
- provision for external landscaping speakers
- recessed ceiling speakers to living/kitchen /diner with amplifiers installed in a media cupboard
- hard wired intruder alarm
- wireless access points throughout
- shaving sockets installed within all vanity units

### *security & external*

- gated community
- automated electric timber gates to courtyard with video intercom system
- landscaped private courtyard
- feature and security external lighting
- urban front luxury hardwood front door

### *flooring*

- polished concrete floor to living / kitchen / diner
- engineered parquet timber flooring to hallway, lounge and study
- fully tiled floors to all bathrooms and utility
- carpet to bedrooms
- concrete screed floor to garage

### *interior features*

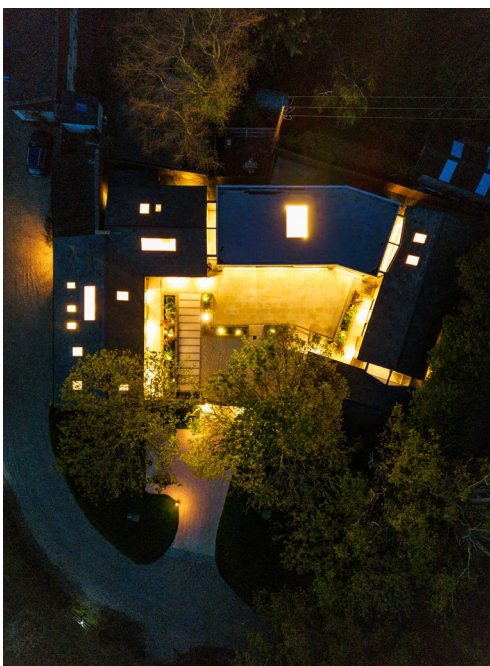
- hidden curtain track system to all bedroom sliding doors
- exposed brickwork features to hallway and living / kitchen / dining area
- fitted wardrobes installed to bedroom 1 dressing room

# floorplan: temple coach yard

approximate gross internal floor area:  
4407 sq ft / 409.4sq m (excluding plant room)



this plan is for layout purposes only. not drawn to scale unless stated. window and door opening 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. (ID 961979)



5 reasons you can trust us  
*to secure your new home:*

1

dedicated whatsapp group for effective sales progression

2

low fall through rate (just 6.5%) compared to a national average of over 35%

3

an average of 9 weeks between sale agreed and completion

4

outstanding client service  
(4.8/5 stars from over 280 google reviews)



5

over 80% of business generated solely by recommendations

*contact:*



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*we would love to help you make  
this dream a reality. let's talk.*