

Greenoak Place

HADLEY WOOD, BARNET

MOVELI





Greenoak Place is an exceptional 4,700 sq. ft. five-bedroom family residence, enviably positioned within an exclusive gated development in the heart of Hadley Wood.

- Backing Directly onto Hadley Wood Golf Club
- Southwest-facing Gardens
- Gated Community
- Annexe
- Bedrooms
- Double Garage with Carport
- 4 Bathrooms
- Bespoke Fitted Kitchen with Gaggenau Appliances

The property is approached via an impressive sweeping driveway, providing extensive off-street parking and complemented by a double garage with an adjoining carport. Internally, the home has been thoughtfully designed for modern family living, featuring an integrated Sonos sound system throughout, alongside a versatile self-contained annexe.

To the rear, beautifully landscaped and wonderfully secluded south-west-facing gardens provide an exceptional setting for both relaxation and entertaining, with the added distinction of backing directly onto Hadley Wood Golf Club, creating a rare sense of privacy and open outlook.

Ground Floor

As you enter the ground floor, you are greeted with a very grand entrance hall, which provides access to an open-plan super room with areas purposely set out for a living room, dining area and a bespoke fitted modern kitchen.

There are some stunning zones on the ground floor including the living room area, which is extremely elegant, with Crema Delicato tiles, with underfloor heating, a marble modern fireplace, as well as sliding doors leading to the rear entertainment terrace and certainly is the heart of the home for dinner parties and gatherings.

This stunning open-plan kitchen showcases contemporary luxury at its finest, featuring a sleek 3.2-metre-long quarts island, with high-gloss cabinetry, integrated modern Gaggenau appliances, and extra wide oak flooring to enhance the space and style. The beautifully designed kitchen flows seamlessly into the dining area, creating an inviting setting for both everyday living and entertaining. Just off the kitchen, there is a further family TV room.







First Floor

The first floor comprises five generously proportioned double bedrooms, three of which benefit from stylish en-suite facilities, alongside a beautifully appointed family bathroom, all finished in a refined contemporary style. The principal bedroom is particularly impressive, featuring its own private balcony with picturesque views across Hadley Wood Golf Course.

Further enhancing the home is a substantial double garage with an adjoining carport. Above the garage sits a highly versatile additional space, accessed via its own private entrance and complete with a kitchenette and en-suite shower room. This could comfortably serve as a sixth bedroom, guest suite, home office, gym or private annexe, offering excellent flexibility for modern family living.





Outside

The property offers a secluded southwest-facing rear garden which has been beautifully landscaped and designed with entertaining in mind.

The patio with a purpose-built outdoor BBQ area has panoramic views over Hadley Wood golf course. It's a beautifully established and secluded rear garden, centred around an expansive, well-maintained lawn and framed by an abundance of mature trees, palms, manicured shrubs and established planting.

The generous outdoor space provides an excellent setting for both family living and entertaining, with a dedicated children's play area discreetly positioned to one side. The mature landscaping creates a wonderful sense of privacy, while the garden connects seamlessly with the home and its adjoining outdoor entertaining areas.

Positioned at the far end of the garden is a versatile outbuilding, providing an ideal setting for a workshop, studio or peaceful relaxation space. Distinctive letterbox-style windows frame attractive views towards the surrounding woodland and Hadley Wood Golf Course, creating a wonderfully private and tranquil retreat.

To the front, an impressive sweeping driveway provides ample off-street parking for multiple vehicles and leads to the substantial double garage, complemented by triple doors and an adjoining carport positioned to the side of the property.





Location and Transport

One of the suburb's greatest assets is its exceptional location—close enough to central London for convenient access, yet far enough away to offer a genuine sense of tranquillity. Situated just 10 miles north of central London and bordering the London Borough of Barnet, this area enjoys the rare distinction of feeling wonderfully rural, despite its proximity to the capital.

Situated on Greenoak Place, the property enjoys a highly convenient setting within easy walking distance of Cockfosters tube station (Piccadilly Line) and Hadley Wood Train Station, offering regular services into Moorgate, which is a short drive away, as is Junction 24 of the M25, providing excellent access to the wider motorway network and London's airports.

The area is well served by a selection of highly regarded schools, while leisure amenities include Hadley Wood Golf and Tennis Clubs. Local conveniences are close at hand, with a range of shops including a gym, restaurants, hairdressers, and a convenience store.

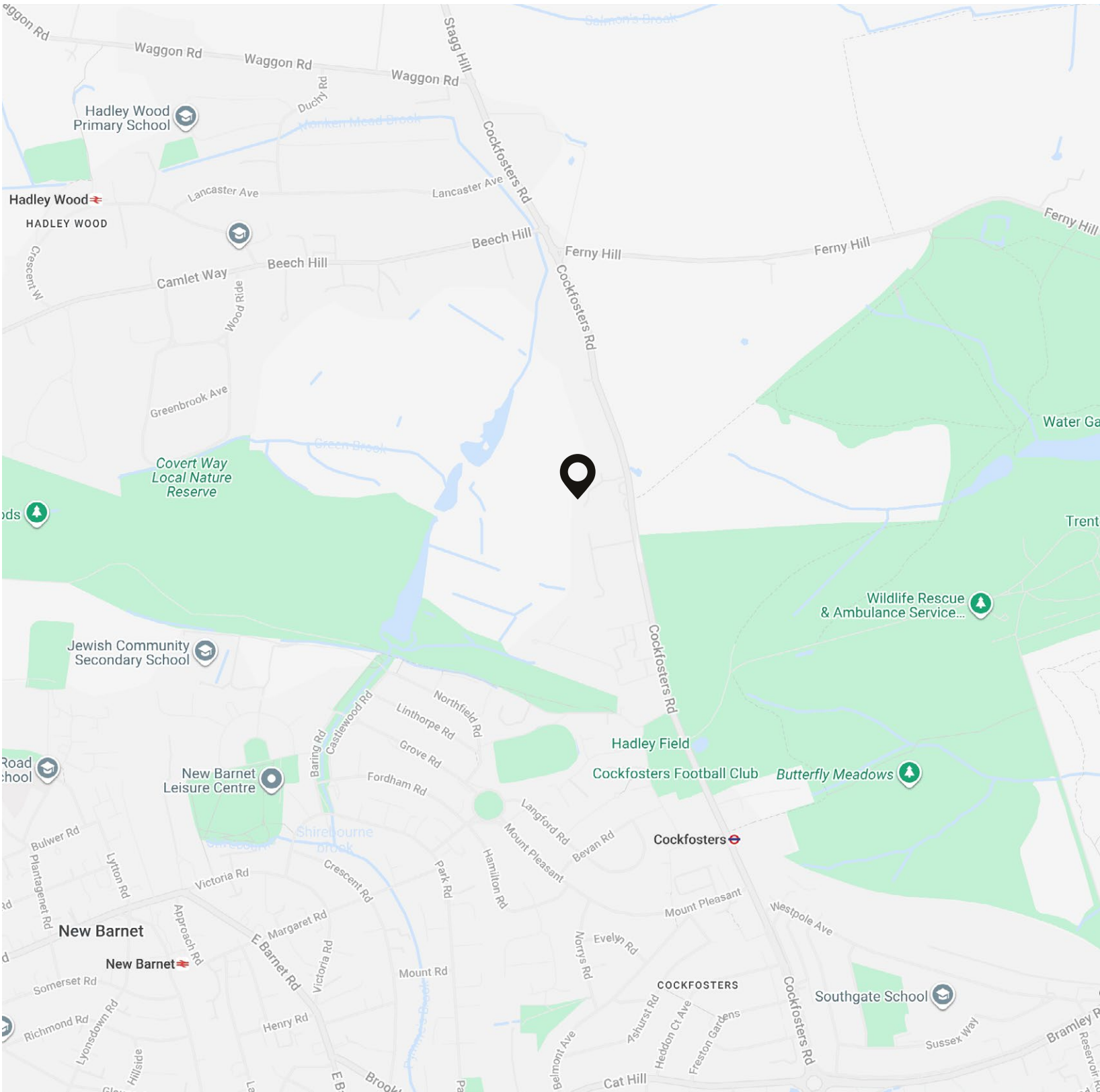
For international travel, Luton Airport is approximately a 40-minute drive, and Heathrow Airport is approximately 50 minutes.

Local Schools:

- Queenswood School | 4.7 miles
- Stormont School | 3.3 miles
- Lochinver House School | 3.7 miles
- Hadley Wood Primary School | 1.3 miles
- Dame Alice Owens School | 4.1 miles

Train stations:

- Cockfosters Train Station | 0.7 miles
- Hadley Wood Train Station | 1.3 miles



Hadley Wood Golf Club

Hadley Wood Golf Club is set in 265 acres of tranquil parkland with mature trees, water features and sweeping views across the Hertfordshire countryside.

This distinctive golf course was designed in 1922 by British golf course architect Alister MacKenzie. Hadley Wood is one of the few MacKenzie courses in southern England, offering residents a rare opportunity to experience the bold bunkering, strategic design and character that define MacKenzie's work.

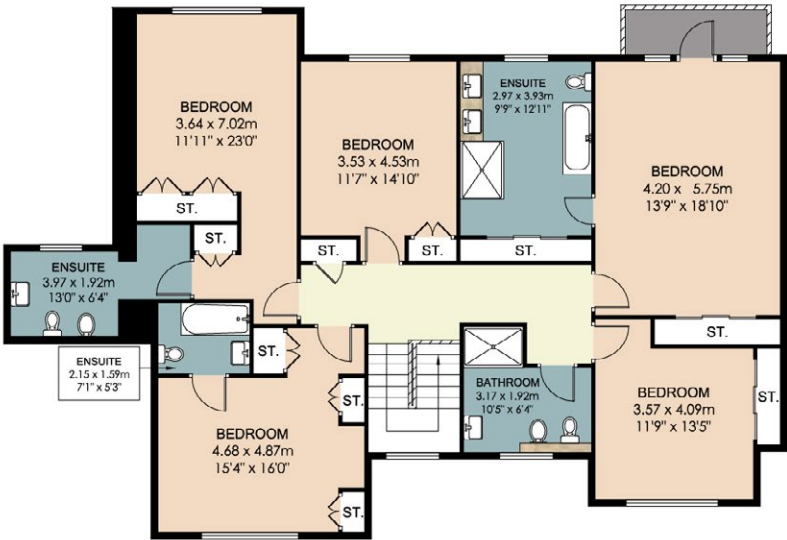
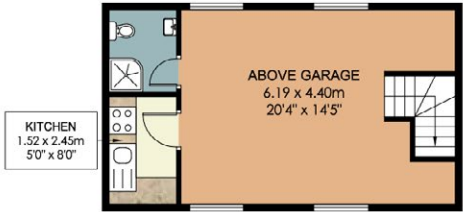


Floor Plan

Approximate Gross Internal Area: 4,736 sq.m. / 439 sq.ft.

Outbuildings: 284 sq.m. / 26 sq.ft.

Total: 5,020 sq.m. / 465 sq.ft.



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