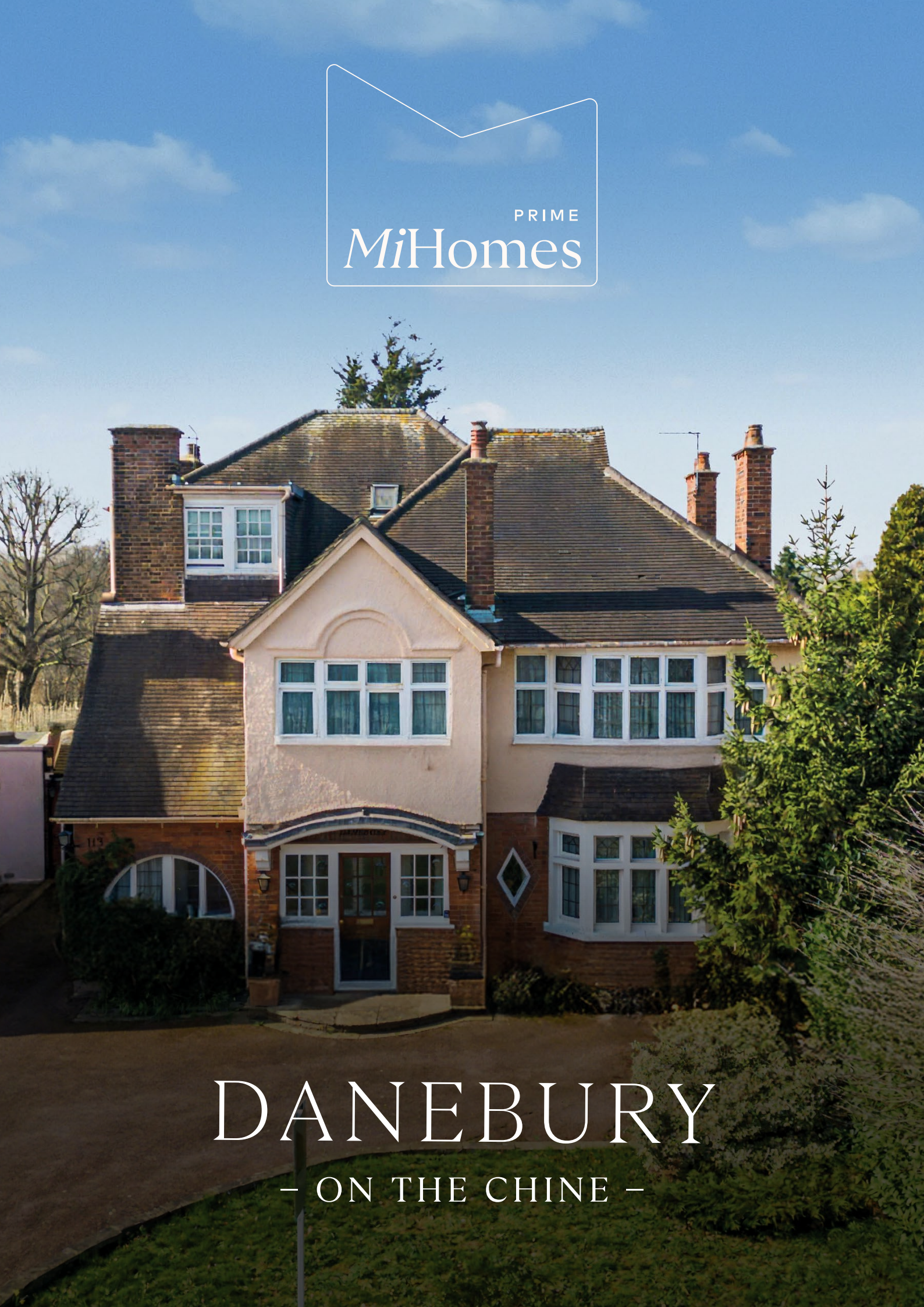
PRIME

MiHomes



DANEBURY

– ON THE CHINE –

Welcome to Danebury, an extremely rare and substantial six-bedroom Edwardian detached residence situated on The Chine, one of Grange Park's most prestigious and sought-after roads.

Offered to the market for the first time in over 50 years, this remarkable home occupies what is widely regarded as one of the largest plots on the road, presenting a truly once-in-a-generation opportunity to acquire a landmark family house in this prime N21 location.

OVERVIEW:

- Offered on a chain free basis
- One of the largest plots on The Chine
- First time on the market in 50 years
- Impressive entrance hallway
- 6 bedroom detached Edwardian home
- Situated on one of N21's most prestigious roads
- Approx 5,512 sq ft
- Within close proximity to Grange Park stations
- Retains beautiful period features
- Substantial garden with swimming pool

Extending to an impressive approximately 5,512 sq ft of total internal space, the property is arranged over three floors and offers exceptional proportions throughout. While the interiors would now benefit from updating, the house retains a wealth of beautiful original Edwardian features, including traditional wooden sash windows, original internal doors, ornate cornicing and striking wooden panelling, all of which contribute to the home's character and period charm.

The sense of space is immediately apparent upon entering the property, where you are welcomed by an impressive entrance hallway that is almost a room in itself. With its generous proportions and striking original features, this central space creates a grand first impression and acts as the heart of the home, providing access to the principal reception rooms.

The ground floor offers an excellent arrangement of living and entertaining spaces, including a large reception room and formal dining room, both ideal for hosting guests or family gatherings. There is also a separate study, perfect for home working, alongside a spacious kitchen with adjoining utility space and access to the garden. Additional practical areas and storage further enhance the functionality of this floor, while the layout flows naturally for both everyday family life and entertaining.

The first floor provides well-balanced family accommodation, comprising four generous bedrooms arranged around the central landing. These rooms are served by two bathrooms, while the proportions of the bedrooms ensure flexibility for family living, guest accommodation or dressing rooms. The outlook from the upper floors offers pleasant views across the substantial garden and surrounding greenery.

The top floor continues the generous theme of the property and provides two further bedrooms along with additional storage space, making it ideal for older children, guest accommodation or potential suite-style arrangements. The layout offers excellent flexibility and further demonstrates the scale of the home.

Externally, Danebury truly stands apart. The exceptionally large and private rear garden is a rare find in this location and features a swimming pool, creating a wonderful setting for outdoor entertaining, relaxation and family life. The scale of the plot offers exciting potential for further landscaping, extension or enhancement (subject to the usual consents), making this a home with outstanding long-term possibilities.

Message from the owners:

"Mum and Dad have had nearly 50 lovely years at 'Danebury' in one of the most desirable roads in the area. The prime position of the house at the top of the Chine provides stunning views across London - on a clear night you can see the lights of the Shard and the City. Mum's care needs mean it's finally time to move onto pastures new, but she will miss the birds in the garden in the morning and the walk through the park to Enfield town. She'll miss the size of the Edwardian rooms and in particular the light, wood-panelled dining room where she and Dad hosted so many family celebrations."

Valuable information

EDUCATION:

Primary schools:

- St Pauls CofE Primary School
  0.6 Miles
- Keble Preparatory School
  0.6 Miles
- Grange Park Primary School
  0.6 Miles

Secondary schools:

- Highlands School
  0.7 Miles
- Highfield Primary School
  1 Mile

TRANSPORTATION:

Grange Park Station	Finsbury Park	Moorgate	Kings Cross	Euston	Liverpool Street
	18 mins	32 min	38 mins	38 mins	45 mins

LOCATION:

The Chine is widely regarded as one of N21's most desirable residential addresses, known for its impressive detached homes and tranquil, tree-lined setting. The property is ideally positioned for the amenities of Grange Park and Winchmore Hill, both offering a variety of cafés, restaurants, independent shops and everyday conveniences along their charming village-style high streets. The property is also situated within the sought-after Grange Park Conservation Area, helping to preserve the architectural character and charm of this prestigious road.

For commuters, Grange Park railway station provides regular services into the City via Moorgate station, making central London easily accessible.

The wider area also offers excellent leisure and green spaces. Enfield Town is easily accessible and provides a wider range of shopping, restaurants and amenities, alongside the beautiful Enfield Town Park. Nearby Bush Hill Park and Enfield Golf Club offer further opportunities for outdoor leisure. A particularly popular local green space is The Orchard, where residents can enjoy peaceful walks through woodland that lead directly towards Enfield Town, making it a favourite spot for nature lovers and dog walkers alike.

Danebury represents a truly exceptional opportunity to acquire a substantial character home on one of N21's most exclusive roads, combining scale, heritage features and an outstanding plot in a highly sought-after North London setting.

Floorplan:

Ground Floor **First Floor** **Second Floor**

DANEBURY (113 THE CHINE), WINCHMORE HILL, N21 2EG

- EPC rating: E
- Council tax band: H
- Freehold

- Approximate gross internal floor area: 4336 sq ft / 402.84 sq m
- Restricted height: 441 sq ft / 40.98 sq m

- Storage: 169 sq ft / 15.72 sq m
- Garage: 565 sq ft / 52.56 sq m
- Total approximate gross internal floor area: 5512 sq ft / 512.1 sq m

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.

PRIME

MiHomes

5 Reasons you can trust us to secure your new home:

01

Dedicated whatsapp group for effective sales progression

02

Low fall through rate (just 8%) compared to a national average of over 35%

03

An average of 9 weeks between sale agreed and completion

04

★★★★★

Outstanding client service (4.9/5 stars from over 470 Google reviews)

05

Over 80% of business generated solely by recommendations

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#youdeservemore

We would love to help you make this dream a reality. Let's talk.