

An aerial photograph of a residential neighborhood. In the center, a large, dark pond is surrounded by lush green trees. To the left, a road with several cars is visible. In the foreground, a two-story brick house with a tiled roof and a white garage is situated on a green lawn. A blue car is parked in the driveway. The overall scene is bright and sunny, with shadows cast by the trees and buildings.

THE LAKEHOUSE
Chestnut Grove, EN4

mi land & new homes

enchanting property with private lake *four bedroom, detached house*

introducing a unique and exceptional opportunity to acquire a charming 4-bedroom, 2-bathroom detached house on chestnut grove in the highly desirable area of east barnet, en4 with an unusually large plot of land and planning permission for an additional detached house.



OVERVIEW:

- 4 bedrooms
- double garage
- potential to extend (stpp)
- unusually large rear garden & land
- off street parking
- planning permission granted
- offered on a chain free basis
- first time on the market



this well-maintained property offers spacious living with a large garage and the potential to extend, catering perfectly to those looking to create a dream family home.

the interior is bright and airy, complemented by modern fittings, with a cozy, welcoming living area and a comfortable main bedroom.





what truly sets this property apart is the expansive plot of land that comes with it. the grounds are not only extensive but also full of surprises, including a secret walled garden, a hidden shed or summer house, and even an old bunker, making it a magical retreat for those who enjoy privacy, history, or hidden treasures.





the grounds also feature a private lake, creating a peaceful and scenic environment ideal for nature lovers or those with a passion for gardening.

in addition to the current house, the land comes with approved planning permission to build a 4-bedroom, 3-bathroom detached home, further enhancing the development potential.

this new build would have its own private garden and access to the lake and the stunning grounds.





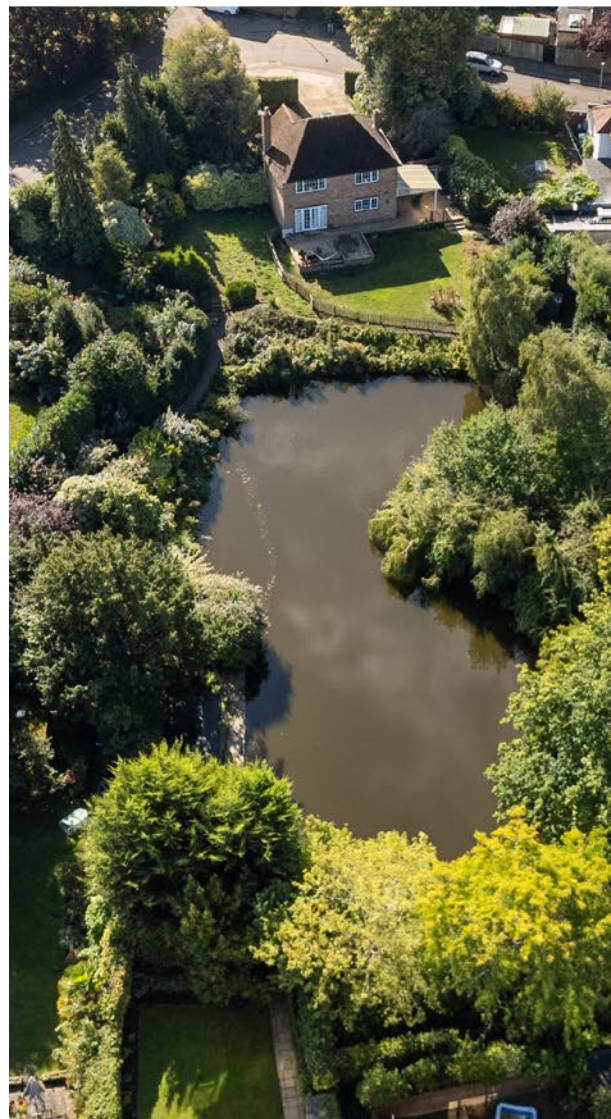
LOCATION:

chestnut grove is located in the family-friendly area of east barnet, known for its green spaces and suburban charm. the property benefits from excellent transport links, with cockfosters underground station (piccadilly line) and new barnet overground station nearby, providing swift access to central london.

the local area is well-served with outstanding schools, including jcross, east barnet school, and sacred heart primary school.

a range of amenities are within easy reach, including the bustling east barnet village, offering cafes, shops, and restaurants, as well as nearby parks and recreational facilities, such as trent park and oak hill park, perfect for outdoor activities.

this is an extraordinary opportunity for homeowners and developers alike, offering both immediate comfort and long-term potential. don't miss your chance to own a rare piece of east barnet real estate with substantial development possibilities, unique hidden features, and a tranquil lake setting.



valuable information

EDUCATION:

primary schools:

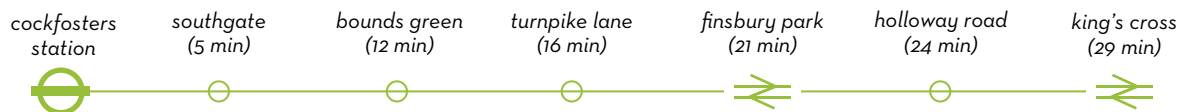
- 🎓 trent c of e primary school
(ofsted rated outstanding) 0.9 miles away
- 🎓 danegrove primary school
(ofsted rated good) 0.1 miles away
- 🎓 livingstone primary and nursery school
(ofsted rated good) 1.2 miles away

secondary schools:

- 🎓 southgate school
(ofsted rated good) 0.9 miles away
- 🎓 east barnet school
(ofsted rated good) 0.1 miles away
- 🎓 jewish community secondary school
(ofsted rated good) 1.6 miles away

TRANSPORTATION:

cockfosters underground station (piccadilly) is 0.7 miles away with direct access to kings cross station from under 30 minutes.



the piccadilly line is a deep-level london underground line running from the north to the west of london. it has two branches, which split at acton town, and serves 53 stations. the line serves heathrow airport, and some of its stations are near tourist attractions such as piccadilly circus and buckingham palace.

the district and metropolitan lines share some sections of tracks with the piccadilly line. this line has two depots, at northfields and cockfosters, with a group of sidings at several locations. crossovers are at a number of locations, with some allowing for trains to switch onto different lines





heritage

the surrounding site owned by the applicant comprises substantial remains of a walled garden on the eastern extent of the site, part of which extends beyond this site. these are noted as being the last surviving remnants of the designed landscape of the former little grove estate, much of which was lost with the construction of pre-second world war housing estates. there remains some debate as to whether that landscape and remaining features can be attributed to renowned c18 landscape designer ‘capability’ brown as well as the extent of the historic significance of those features.

the shape of the pond has evolved through the c19 and early c20, although the street pattern surrounding it appears to respond to its presence and it remains as an interesting survivor of the earlier landscape, possibly dating back as far as the late c17 in some form. according to historic england, the remaining features still convey something of the character of the former little grove garden and the pond and kitchen garden walls have sufficient historic interest to be recognised as an undesignated heritage asset of at least local significance. the above encapsulated behind later suburban housing add a further positive dimension to the distinctive character of the site and the area’.



figure 4.1 extract from the 1840 the map of east barnet and chipping barnet (tna ir 77/22) reproduced by kind permission of the national archives, kew.

note: the red boundary line on this page relates to the existing plot of no.48 chestnut grove and does not correspond with the red line of the latest proposal.

figure 4.2
extract from the
os 1867-79
1:2,500 scale
map
©100035207
(approximate
boundary of the
study area
outlined in red)



figure 4.4
extract from the
os 1935-36
1:2,500 scale
map
©100035207
(approximate
boundary of the
study area
outlined in red)

figure 4.3
extract from the
os 1896-98
1:2,500 scale
map
©100035207
(approximate
boundary of the
study area
outlined in red)



figure 4.5
extract from the
os 1965, 1:2,500
scale map
©100035207
(approximate
boundary of the
study area
outlined in red)

existing site layout

THE LAKEHOUSE,
48 CHESTNUT
GROVE, EN4

- epc rating: d
- council tax band: g
- approximate gross internal floor area: 1995 sq ft / 198.4 sq m

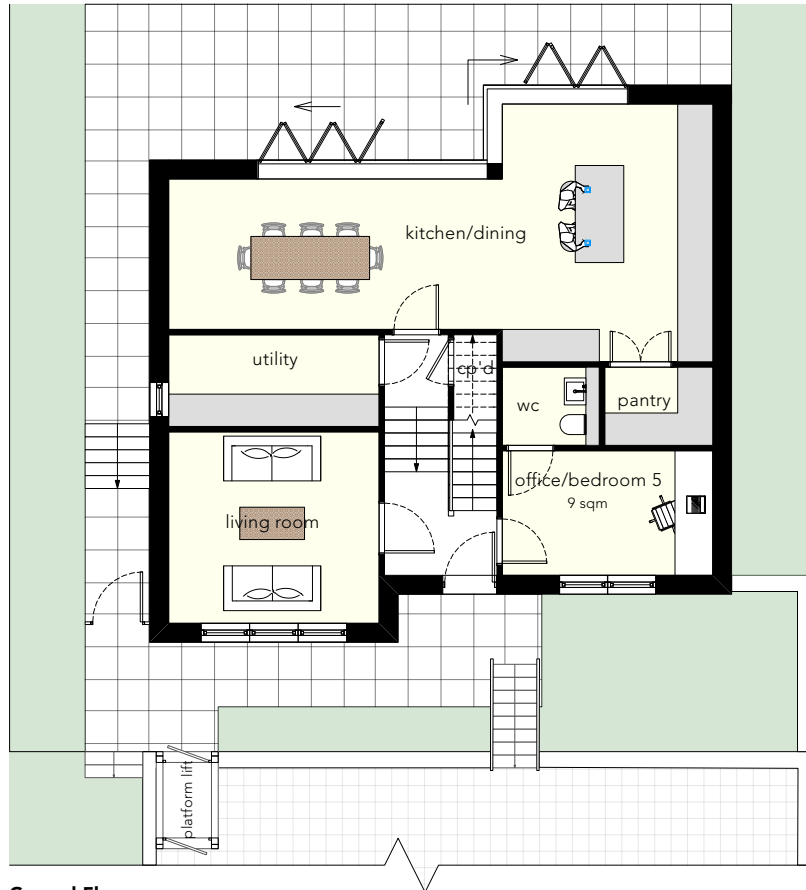




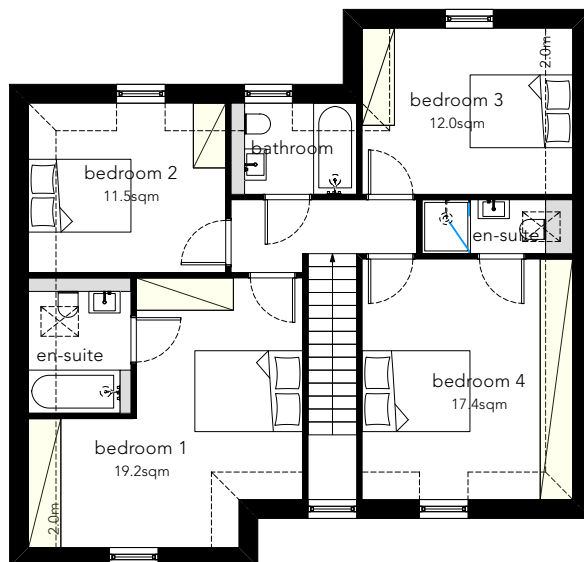
proposed site layout



proposed floor plans



Ground Floor



First Floor

ground floor: 83.1sqm
first floor: 83.1sqm
total area: 166.2sqm





proposed roof plans

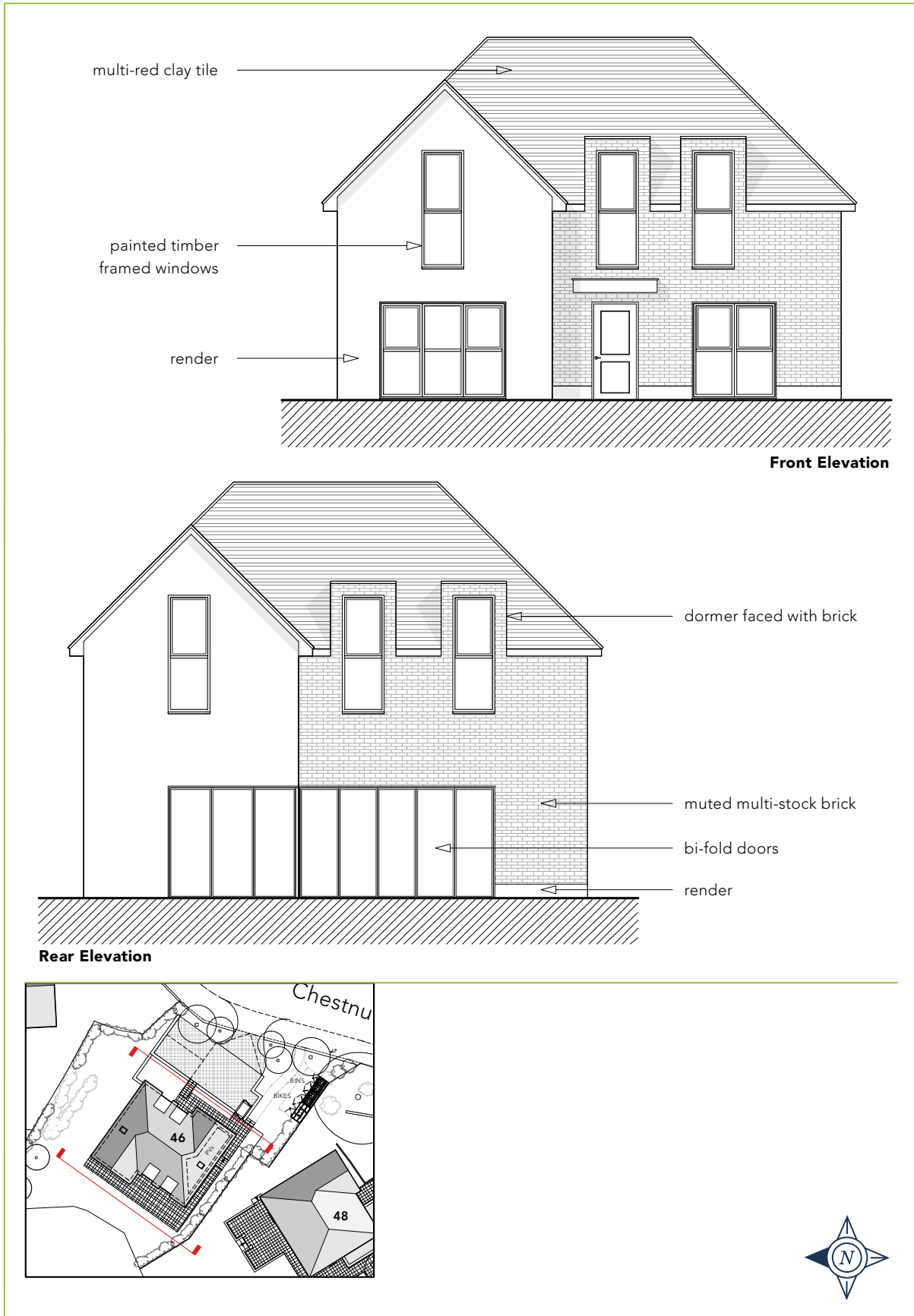


48 chestnut grove
site owned by the applicant

46 chestnut grove
application site



proposed elevations





proposed elevations

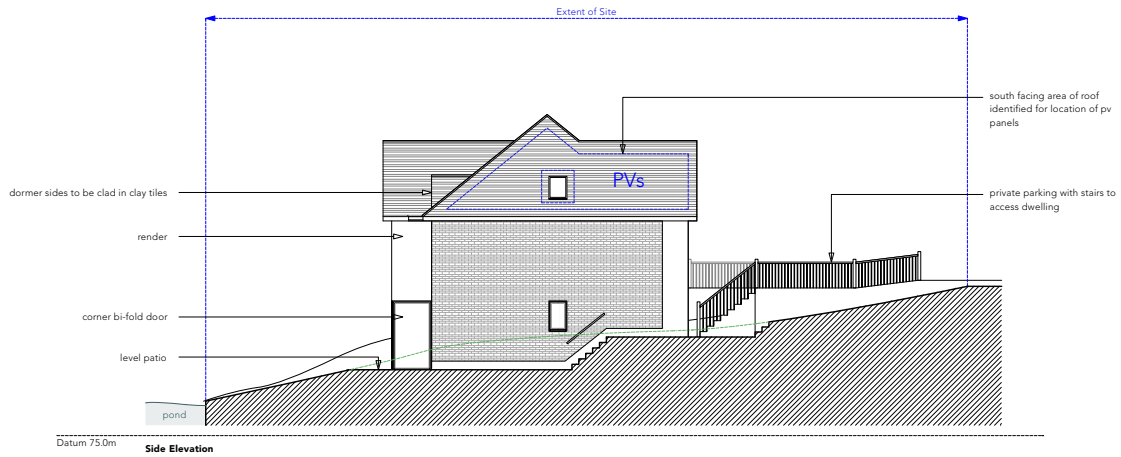


fig 01

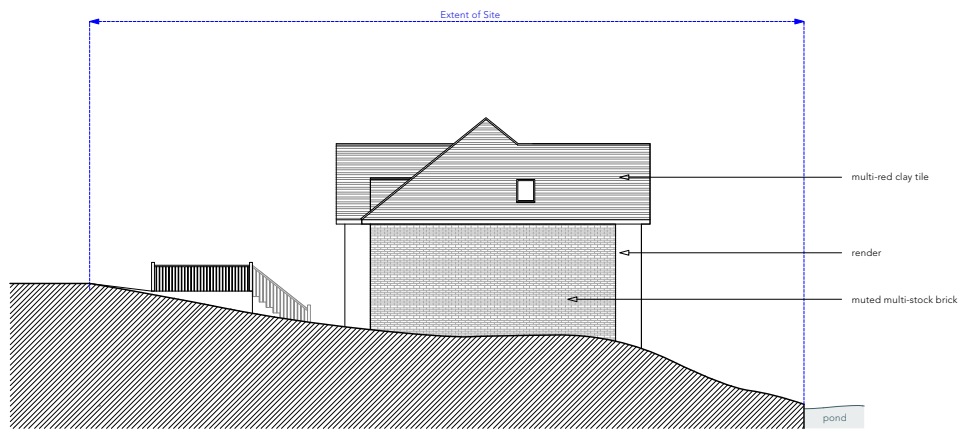


fig 02

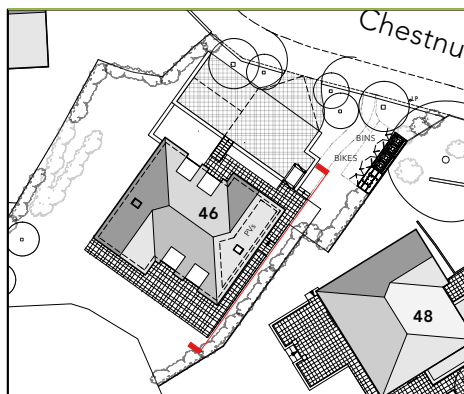


fig 01

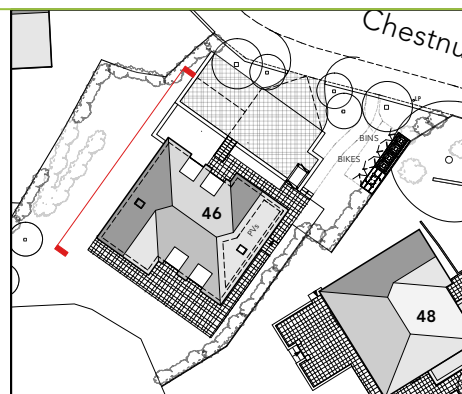
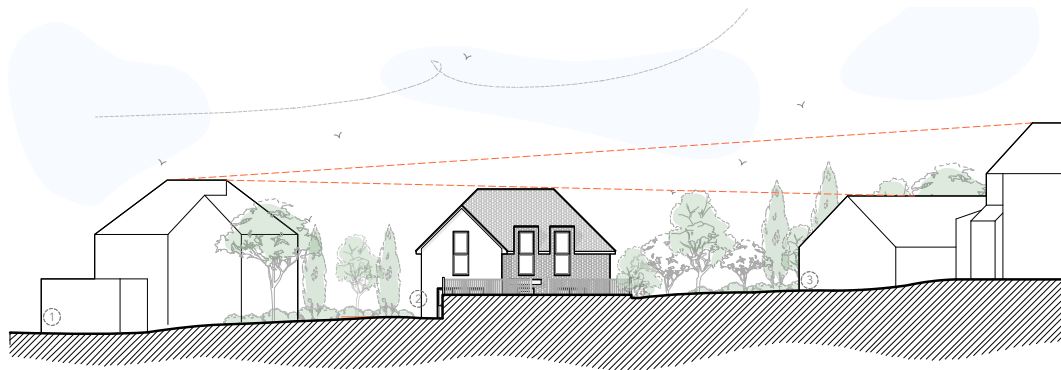


fig 02



proposed site elevation

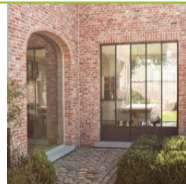


Datum 75m

Proposed site elevation



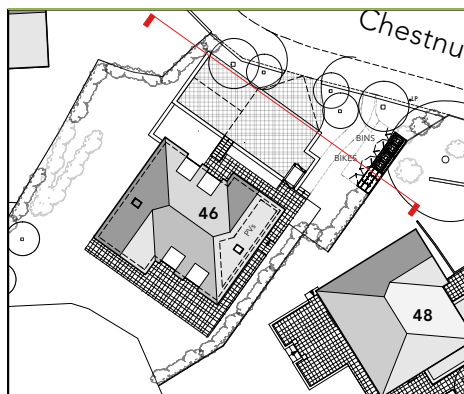
1.
NO.48
CHESTNUT
GROVE:
red brickwork,
white window
frames and brown
clay roof tiles.



2.
PROPOSED
DEVELOPMENT:
the development is proposed to compliment yet differentiate from the neighbouring properties with combining the materials set as precedent and adapting into a modern design. the facade will be mainly a muted multi-stock brick with colour variations between oatmeal and red to note the existing surrounding vernacular and to blend within the greenery that will be to the front of the properties and to the rear. the roof is proposed to be a multi-red clay tile to match the neighbours and as can be seen from the elevation above, the proposed roof line does not exceed the existing building line set by no.48 and no.42. the front elevation will benefit from large windows to take advantage of the plot's orientation and to replicate the style set by neighbouring properties.

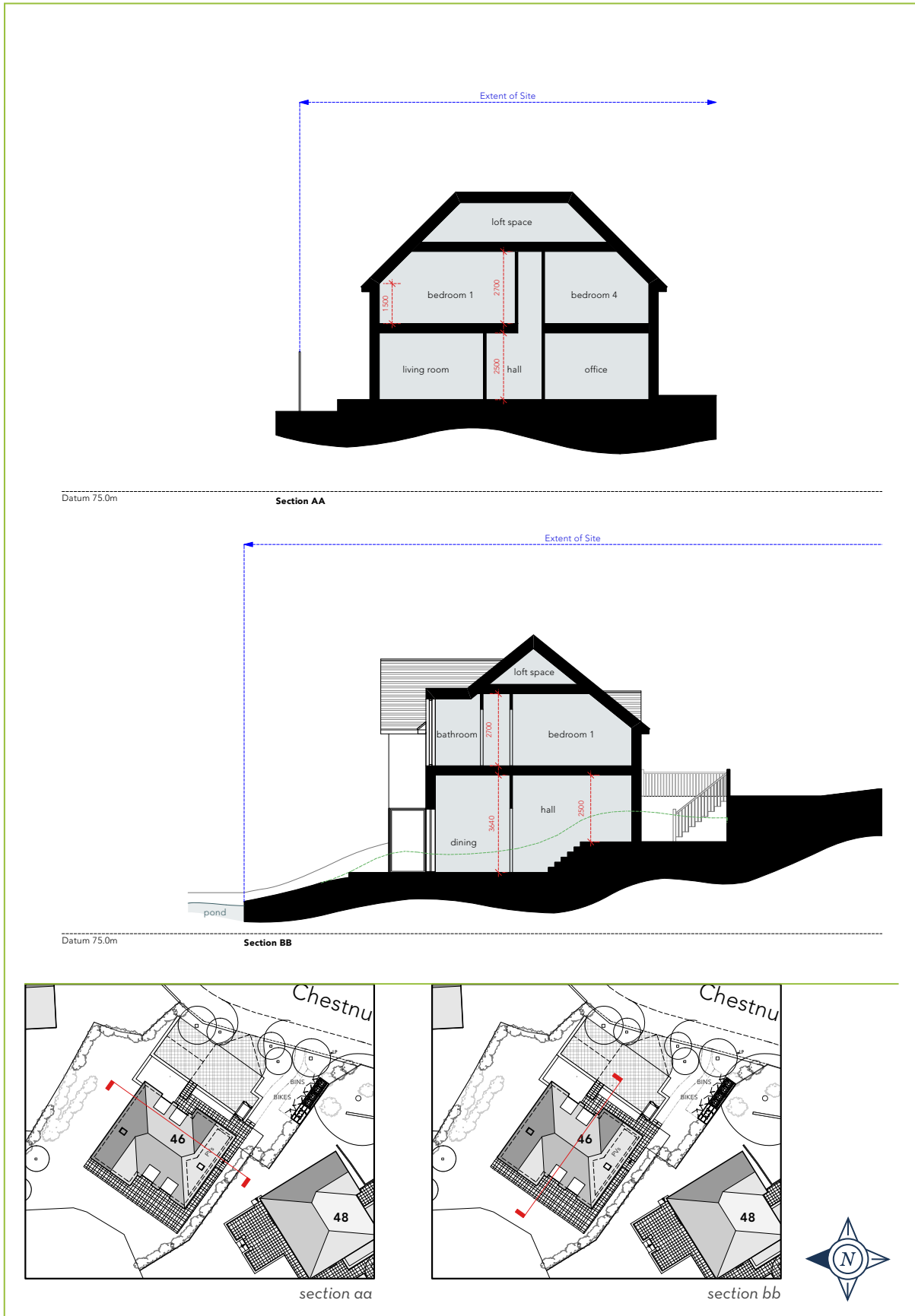


3.
NO.44
CHESTNUT
GROVE:
red brickwork,
brown upvc
window
frames, brown
clay roof tiles and
vertically hung
red clay tiles.





proposed section



relevant planning history

PLANNING APPLICATIONS

reference: 17/3949/ful
address: 48 chestnut grove, barnet, en4
8pu decision: refused
decision date: 20 april 2018
description: demolition of existing dwelling and erection of 6 no two-storey dwellings, comprising 2 no detached dwelling house and 4no semi-detached dwelling houses. associated access road, car parking and landscaping. (amended plan and description). note: this application ref: 17/3949/ful is running concurrently with application ref: 17/4364/ful and 18/0867/ful.

reference: 17/4364/ful
address: 48 chestnut grove, barnet, en4
8pu decision: refused
decision date: 20 april 2018
description: demolition of existing dwelling and erection of 8 no two-storey dwellings, comprising of 2 no detached dwelling house and 6 semi-detached dwelling houses. associated access road, garaging, car parking and landscaping. (amended description and plan)

reference: 18/0867/ful
address: 48 chestnut grove, barnet, en4
8pu decision: refused
decision date: 6 april 2018
description: erection of 4no, two storey, semi detached dwellings following demolition of 48 chestnut grove. associated amenity area, new access/access road, parking, cycle storage, waste and recycling bin storage and landscaping

APPEALS

reference: 19/00027/aref
status: appeal dismissed



reference: 19/00027/aref
status: appeal dismissed



reference: 19/00029/aref
status: appeal dismissed





relevant planning history

PLANNING APPLICATIONS

reference: 20/3632/ful
address: 48 chestnut grove, barnet, en4
8pu
decision: refused
decision date: 17 december 2020
description: demolition of existing dwelling and erection of 3no dwellings house. provision of off-street parking, amenity space and associated landscaping

reference: 21/2291/ful
address: 48 chestnut grove, barnet, en4
8pu decision: refused
decision date: 30 july 2021
description: demolition of existing dwelling and erection of 3no two storey dwelling houses. provision of off-street parking, amenity space and associated landscaping

APPEALS

reference: 21/00134/aref
status: appeal in progress



summary: the appeals were dismissed because 'all three schemes would intrude into the spacious rear garden, eroding the character of the area. given the layouts proposed there would be the potential in all three schemes for the walled garden remains to be retained. however, all three proposals would result in the loss, and build on the site of, the pond feature which forms an important component of the site's, and the area's, character. this aspect of the site's character could not be protected by way of a planning condition'.

note: the red boundary line on this page relates to previous applications and does not correspond with the red line of the latest proposal.



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1

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2

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national average of over 35%

3

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agreed and completion

4

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(4.9/5 stars from over 400 google reviews)



5

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dream a reality. let's talk.*