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Rectory Farm, Enfield, EN2 8AA

Offers In Excess Of £2,750,000 Freehold



**KEY FEATURES:**

- Grand entrance hall with high ceilings and wooden staircase
- Spacious sitting room with garden views and terrace access
- Traditional farmhouse kitchen with Rangemaster stove and underfloor heating
- Two master suites with ensuites and private south-facing balconies
- Sitting on a five acre plot with additional paddocks and stabling
- Expansive gated driveway
- Large outbuilding with garage, stable, tack room, and storage

As you enter, a grand entrance hall with high ceilings and a striking wooden staircase sets the tone for this elegant home. The formal dining room is perfect for hosting, while the spacious sitting room enjoys garden views and opens onto the terrace. Large windows flood the home with natural light.

The heart of the home is the traditional farmhouse kitchen, featuring a Rangemaster stove and space for a six-seater dining table. A large utility room provides extra prep space and houses a washer and dryer. Underfloor heating runs beneath the stone flooring in both rooms.

A well-appointed home office offers a peaceful workspace with garden views. The ground floor also includes a guest WC, boot room, and a store room, with a secondary staircase for added convenience.


Upstairs, two master suites boast ensuite bathrooms and south-facing balconies with breathtaking views. Three further double bedrooms and a family bathroom complete the first floor.

Set within approximately one acre of landscaped gardens, this home enjoys a tranquil, private setting. A four-acre field is included under a long lease, while nearby stables and paddocks (1.5 acres) add further appeal.

Adjacent to the house, a large outbuilding features a garage, stable, tack room, and two spacious store rooms. A charming summerhouse in the garden offers the perfect retreat for a home office, gym, or bar, providing a space to unwind and take in the stunning views year-round.





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**HARROW NORTHWOOD & PINNER** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.