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Trotters Bottom, Barnet, EN5 4RD

Offers In Excess Of £1,250,000 Leasehold



KEY FEATURES:

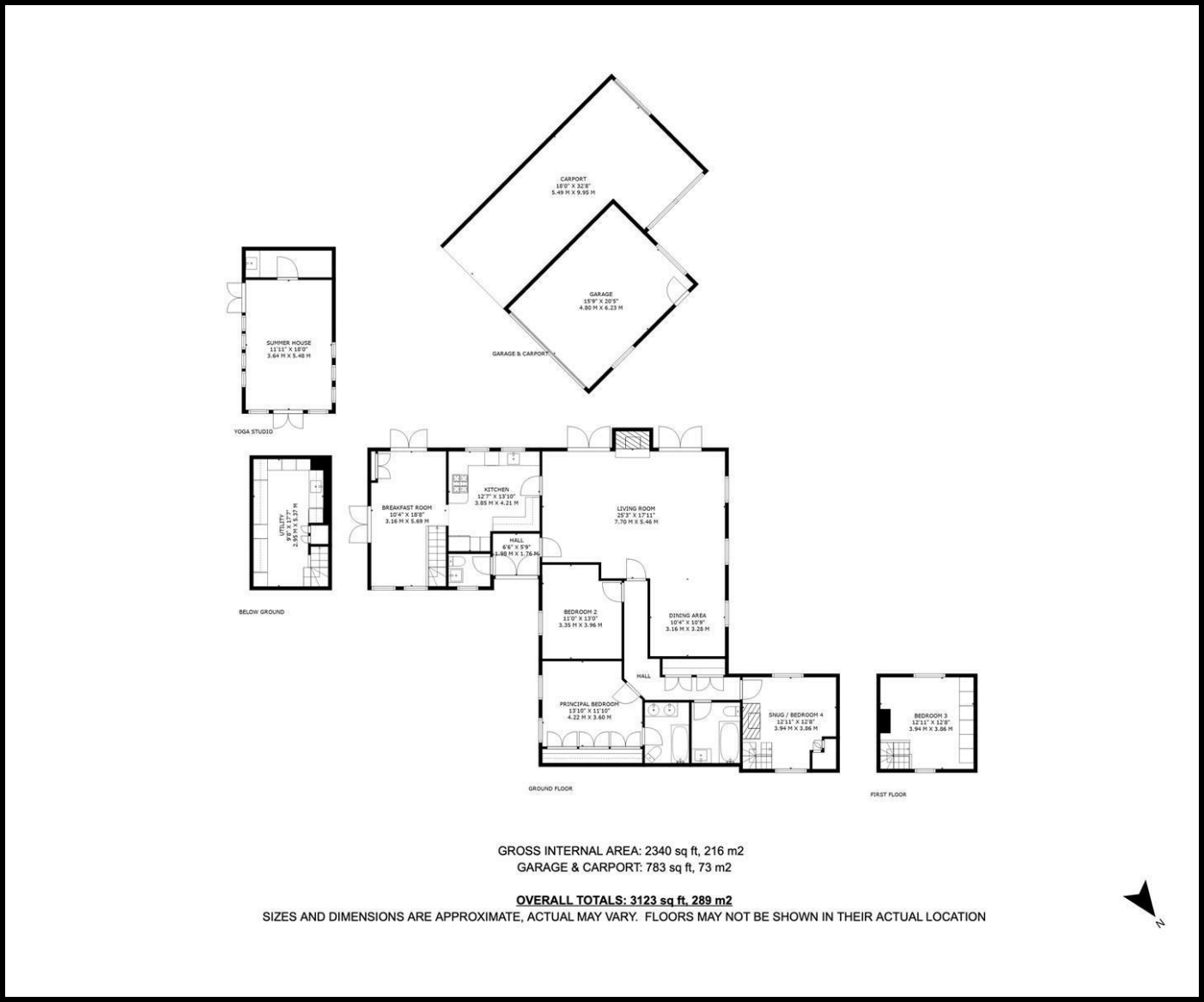
East Lodge is a beautiful home that blends historical charm with modern luxury, offering versatile space for family living and entertaining. The entrance porch leads to an open-plan living and dining area, the heart of the home, with a gas fireplace and two sets of glass doors opening to the terrace and garden. The dining area seats eight and overlooks an ornamental archway.

The kitchen features quartz worktops, a butler sink with garden views, and a premium Lacanche cooker with plancha, ovens, and a warming drawer. It also has hidden storage, including a built-in larder and concealed bin drawers. Adjacent is a formal dining room with double doors to the garden, and stairs lead to a newly refurbished basement utility room with fitted cabinets, a wine fridge, and space for laundry appliances, or even a home cinema.

The property includes three double bedrooms and a snug room. The master suite has built-in wardrobes and an ensuite with a freestanding bath and double sink. The snug, with mahogany floors and a period fireplace, can serve as a fourth bedroom, nursery, or retreat. The bedroom above the snug offers privacy and flexibility, ideal as a guest or staff suite.

A recently updated family bathroom with a skylight serves the remaining bedrooms, with a separate guest WC. The garden is a peaceful oasis, offering views over Dyrham Park Estate, a terrace, rose and herb gardens, and a magnolia tree. Two outbuildings currently serve as a home office and annexe.

There is ample off-road parking with a double garage, car port, and a large storage room with potential for conversion. Located less than 11 miles from central London with excellent transport links, East Lodge is an ideal family home blending history, elegance, and convenience, close to Dyrham Park Country Club and top schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.