

FREEHOLD



House

# THE BEECHES THE BEECHES, THE NORTHAW HOUSE ESTATE, NORTHAW, EN6 4FG

## £1,220,000

### FEATURES

- Contemporary barn-style house
- Electric vehicle charging point on the driveway
- Electronically controlled Velux roof windows
- Open-plan kitchen and living
- Underfloor heating throughout
- Mechanical ventilation and heat recovery system



**Robert Adam  
Estate Agents**

# 4 Bedroom House located in Northaw

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Beeches, Northaw House – Contemporary Barn-Style Residence in a Prestigious Gated Setting

This exceptional four-bedroom home combines striking contemporary architecture with a high-quality modern interior, set within the beautiful grounds of Northaw House. Designed with comfort, style, and energy efficiency in mind, Beeches offers spacious open-plan living, luxury finishes, and cutting-edge home technology.

**Accommodation**

The impressive double-height glazed entrance hall floods the home with natural light and provides an immediate sense of space. From here, the layout flows seamlessly into the open-plan kitchen, dining, and living area – a superb space for family life and entertaining. The bespoke kitchen features a large marble-effect island with breakfast bar, integrated appliances, and a stylish pendant lighting feature. The living area enjoys views over the landscaped garden through wide sliding doors, creating a perfect indoor-outdoor connection.

Additional ground-floor rooms include a formal dining room with fitted cabinetry, a fully fitted study/home office, utility room, and guest cloakroom.

**Council Tax Band**

**G**

**Approximate Gross Internal Area 2150 sq ft - 200 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1075 sq ft – 100 sq m  
First Floor Area 1075 sq ft – 100 sq m  
Outbuilding Area 57 sq ft – 5 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	91
(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 energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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