



St Margaret's, High Road, Woodford Green

£3,875,000 Freehold

- Gated, grade II listed detached Georgian home
- Seven bathrooms
- Kitchen/diner with large walk in pantry and separate utility room
- Multiple outbuildings
- Magnificent grounds with heated swimming pool and ball court
- Seven double bedrooms, three with dressing rooms
- Five reception rooms
- Detached, two bedroom Victorian coach house
- Carriage driveway and large car port
- A wealth of character features

St Margaret's, High Road, Woodford Green

Steeped in history and close to excellent local schooling, this gated, seven double bedroom, seven bathroom, grade II listed Georgian home offers a uniquely private setting in outstanding grounds that include a heated swimming pool, multiple outbuildings, large car port and a detached, two bedroom Victorian coach house.



Council Tax Band: H



Petty Son and Prestwich are proud to be able to offer this substantial Georgian home, thought to be constructed in the early 1700's with two suspected later additions that were undertaken within the Georgian era to substantially increase the accommodation. Built originally under the name 'Higham Cottage' the home was constructed as a subservient building to Higham Hall, now the Woodford County High school for girls, and the setting of the home is exceptional. Close to all of Woodford Green's amenities yet completely hidden from view, the wrap around grounds and subsequent boundary of established trees and large, secure gates with a monitored secure entry system, ensure the property feels a million miles from the hustle and bustle of city life. Excellent schooling, both state and private, is within exceptionally easy reach, with Bancroft's, Forest School, Trinity Catholic High School, Snaresbrook Prep School, Woodford Green Prep School and Woodford County High School for Girls all within 1.5 miles of the home. For trips and commutes into the City, Woodford Green Central Line Station is also within a mile.

Entering the grounds via a large, actively monitored electric gate, the driveway sweeps around the home leading to a car port and attached garage, turning circle and ample parking to the left and further parking with ball court to the right. You enter this historic home via the last of the three extensions enacted during the Georgia era, leading first into a covered porch before entering a great hall, adorned with original two-tone tiles, outstanding, intricately carved central staircase with storage underneath and fireplace complete with wood burner. Like the original windows that have been lovingly maintained with many retaining their box shutters, the fireplaces that run throughout much of the home have been lovingly serviced wherever possible and fitted with gas or solid fuel capabilities to much of the ground floor.

A large dual aspect sitting room with parquet flooring lies to the left of the grand entrance hall, taking in both the lower ceiling of the original house and higher ceiling of the later addition, providing the large space with a unique airy open feel and cosier, more intimate feel at the same time. Across the hall is another large reception, this time with an impressive, statement, deco fireplace and plenty of wall space to enjoy a large screen – ideal as an option for a home cinema room. As you move towards the kitchen, several rooms run off the internal hallway, including two home offices, the larger of which enjoys double doors that can be opened directly onto the home's rear patio. Another feature is the home has retained its original servant bell system which still operates from some of the rooms.

The cellar and boot room with generous bespoke storage and a ground floor W.C complete with period style, high rise cistern is also accessible from this corridor.

The kitchen/dining room lies at the end of the internal passage; a perfect mix of traditional style with modern comforts such as three independent Fisher & Paykal dishwashing drawers, dual-fuel range cooker, twin-sink, drinks fridge, built in dresser and huge island with power and fitted storage on all sides. The separate walk-in pantry that lies off the dining room is fitted with extensive, solid-wood cabinetry, Sub Zero American fridge freezer and still retaining the original meat-hooks and remnants of the gas lamps that once lit the space. A huge, dual aspect fireplace separates the dining room that takes in views over the stunning landscaped garden through the recently fitted bi-fold doors, and kitchen area. A separate utility is located next to the kitchen, housing two washing machines and two tumble driers, butler sink and multiple storage options. Opposite the utility room an alternative, secondary staircase takes you to the middle of the first floor of the home.

Ascending the carved staircase in the grand entrance hall to the first floor, you immediately encounter two of the homes largest bedrooms, the first of which is accessed via a small set of steps, providing a huge double, en-suite shower and dressing room, both of which have recently added and boast deep coving, high skirting and bullseye ceiling roses in line with the period. The principal bedroom lies next to this – a most impressive space with an adjoining dressing room, again recently fitted, boasting bespoke wardrobes, House of Hackney wallpaper and space for a sauna. The dressing room opens onto a fabulous en-suite bathroom, fitted with a central freestanding bath, his and her sinks, wet-room style shower, gold accent fixtures and marble tiling. The first floor offers a further two double guest bedrooms, all with either an en-suite or sole use of its own bathroom, and a third spectacular, dual aspect bedroom occupying its own 'wing' of the home with a large walk-in dressing room and huge bathroom.

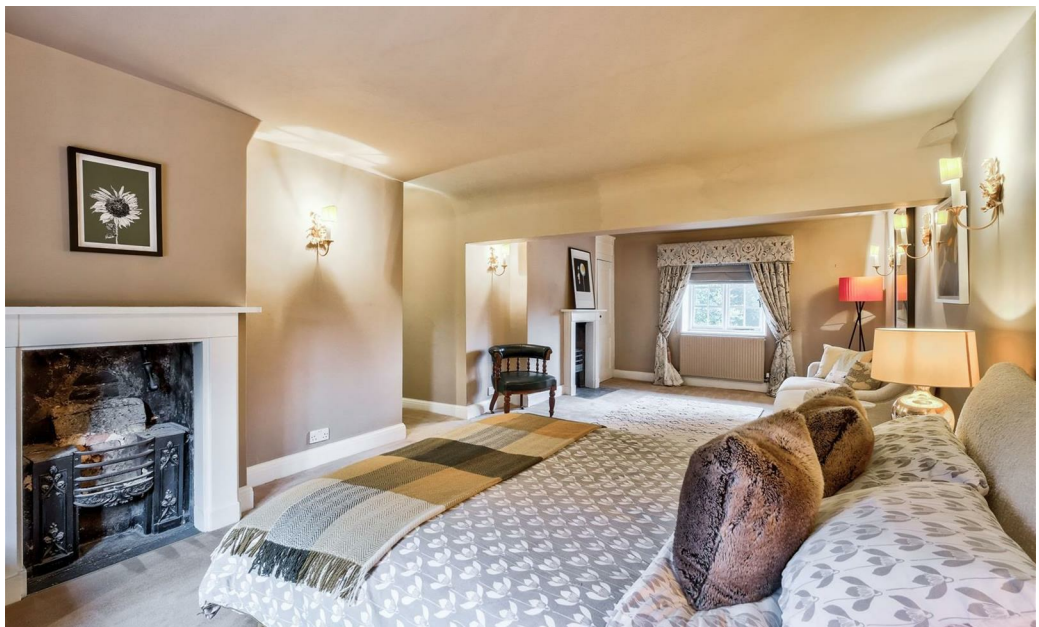
Accessed via a staircase in the central and oldest section of the home, the second floor provides an impressive display of exposed beams and vaulted ceilings amongst other features. Ideal as a suite for an au-pair, older children or long term guests, the second floor offers two large double bedrooms, a bathroom, shower room and dressing room. The second storey further offers a substantial walk-in loft area and houses the two boilers recently installed by the current owners.

Moving outside, the wrap around garden ensures there is always somewhere to enjoy the sun regardless of the time of day. A heated swimming pool, encompassed by a stunning and substantial wrap around patio, connects to the kitchen/diner and office area of the home where the bi-fold and french doors create the ideal entertaining area. Various outbuildings, including a summerhouse, workshop, multiple stores and a two- storey, fairytale playhouse with balcony lie within the stunning grounds, whilst a comprehensive irrigation system keeps the grass and established beds looking lush in warmer weather.

A large Victorian coach house provides the ideal option for guests and family, provides two double bedrooms, the principal with a balcony and a Jack and Jill bathroom to the first floor. In excellent condition throughout, the ground floor of the coach house has a well-proportioned entrance hall to store outdoor gear and a large lounge/diner that opens to a private patio. Only the third time to be offered to market in over a century, this really is a rare opportunity to become both an owner and custodian of such a magnificent home.

Bedroom 18'0" x 15'6"
EPC Rating: B
Council Tax Band: H
Bedroom 15'10" x 12'2"
Bedroom 13'10" x 11'8"
Bedroom 13'10" x 11'5"

Bedroom 17'5" x 10'9"





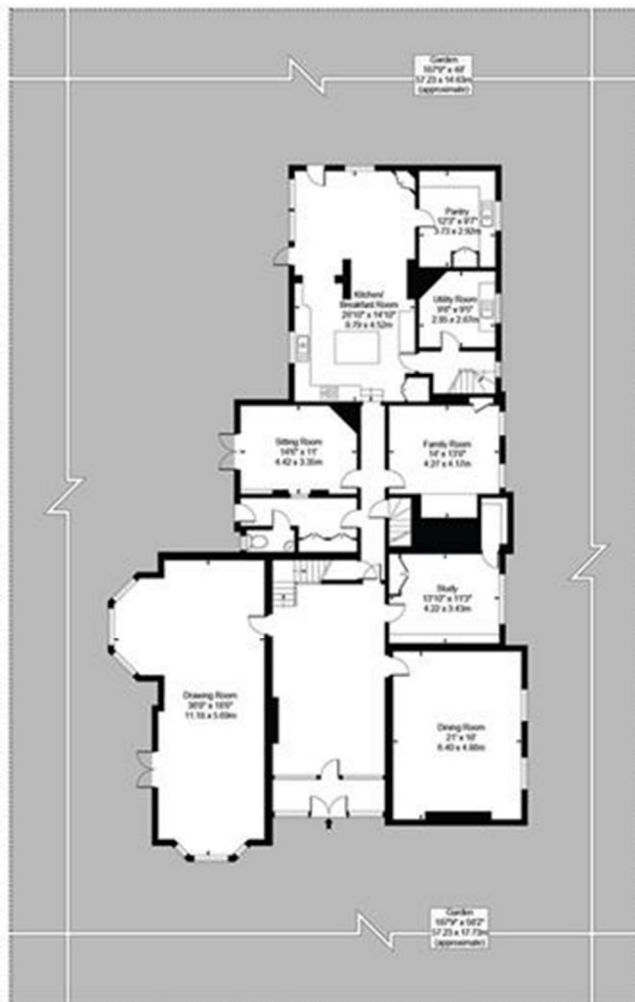
St. Margaret's

Approx. Gross Internal Area 7886 Sq Ft - 732.63 Sq M

(Including Coach House, Restricted Height Area, Excluding Carport & Storage)

Approx. Gross Internal Area Of Coach House 1096 Sq Ft - 101.82 Sq M

Approx. Gross Internal Area Of Carport & Storage 599 Sq Ft - 55.65 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.