

An aerial photograph of a large, multi-story brick house with a prominent red-tiled roof. The house features several windows with white frames and a gabled structure. To the left of the house is a large conservatory with a glass roof and white frame. In the foreground, a green tennis court with white markings is visible, enclosed by a grey fence. The property is surrounded by lush green trees and a well-maintained lawn. The overall scene is bright and sunny, suggesting a clear day.

HOLMSIDE
BARNET ROAD
ARKLEY
HERTFORDSHIRE

Holmside

Barnet Road, Arkley, Hertfordshire

This detached Edwardian house with a southerly rear aspect, circa 1910 stands on an exceptional plot of almost 2 acres of land having a wide driveway, which can capacitate many cars and also has another very large Tarmac area.

There is a tennis court, beside which is a large, long conservatory containing an equipped kitchen.

An attractive York stone terrace with planted walls has steps leading to the lawn and garden. The surrounding paddock or field area gives rise to views across the valley of Totteridge, Mill Hill and central London, having The Shard visible in the distance. The large paddock or field area can be accessed from a separate entrance from Glebe Lane.

The property is in need of normal refurbishment and modernisation with room to extend on all sides subject to planning permission.

As you enter the property you are greeted by many character features as the entrance hall, with its turning staircase, leads to the drawing room, with double doors to the garden, dining room, kitchen/ breakfast room, utility room, study, and guest cloakroom. The first floor landing leads to the master bedroom, which has far reaching views, en suite bathroom, bedroom 2, which also has far reaching views, two further bedrooms, and a family bathroom.

Situated in the prestigious and sought-after North-London area of Arkley, central London can be reached within thirty minutes by car. A number of nearby train stations include Totteridge, Mill Hill and Barnet. Holmside is also within 5 miles of both the M1 and M25 motorways providing easy access to all of London's airports. Schools including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's provide top class education in the area. Many schools operate their coach service through Arkley.

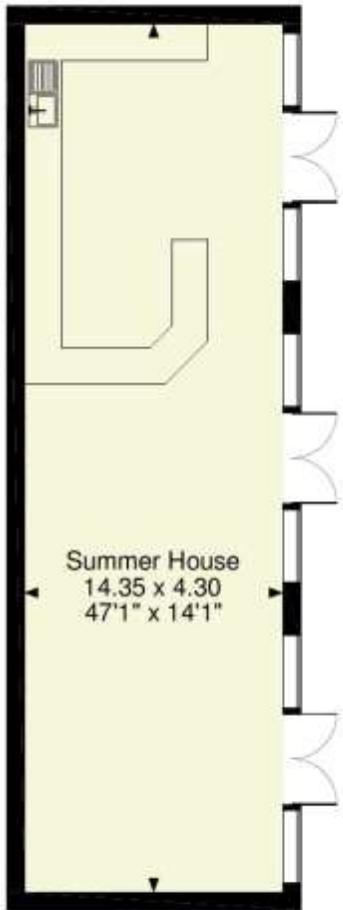




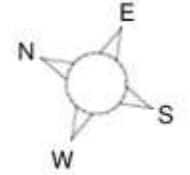




Holmside, Barnet Road, Arkley



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8305510/TML

GROUND FLOOR
 ENTRANCE HALL
 GUEST CLOAKROOM
 DRAWING ROOM
 STUDY
 KITCHEN/BREAKFAST ROOM
 UTILITIY ROOM

FIRST FLOOR:-

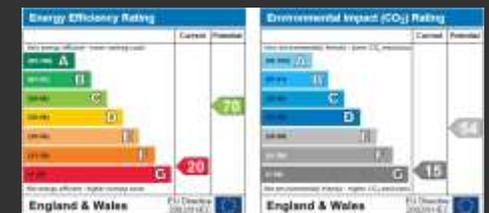
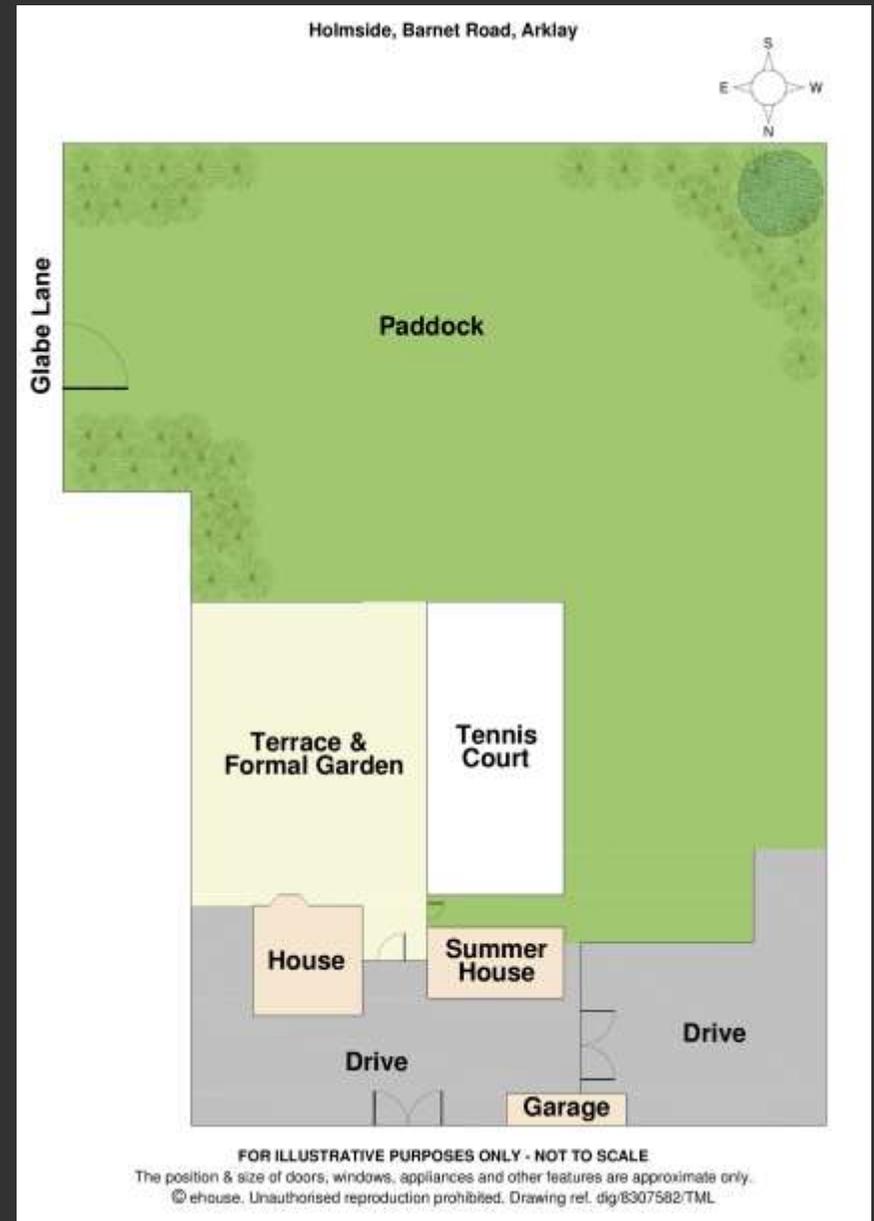
MASTER BEDROOM WITH EN SUITE BATHROOM AND STUNNING VIEWS
 BEDROOM 2 WITH STUNNING VIEWS
 BEDROOM 3
 BEDROOM 4
 FAMILY BATHROOM/WC

EXTERIOR:-

EXTENSIVE GARDENS AND GROUNDS OF APPROX. 1.97 ACRES
 TENNIS COURT
 YORK STONE TERRACE
 47' SUMMER HOUSE

AMPLE VISITOR PARKING
 GARDENER'S CLOAKROOM

An extension to the property could be added to link the summer house to the main house, which would make this an exclusive property, subject to any necessary consents.



STATONS

www.statons.com

TOTTERIDGE

28/30 TOTTERIDGE LANE,
TOTTERIDGE, LONDON,
N20 9QJ
020 8445 3694
totteridge@statons.com

