



BARLODIAN HOUSE & BARLODIAN LODGE
TOTTERIDGE LANE | TOTTERIDGE | LONDON N20

REFINED ELEGANCE IN A DESIRABLE LOCATION

BARLODIAN HOUSE & BARLODIAN LODGE
TOTTERIDGE LANE, TOTTERIDGE, LONDON N20

**Set within landscaped gardens
with pool and detached lodge**

HOUSE:

Reception vestibule | Entrance hall | Drawing room
Dining room | Family room | Kitchen/breakfast room
Master bedroom with balcony, dressing area and
en suite bathroom | Guest bedroom with en suite
shower room | 2 further bedrooms with balconies
Family bathroom | Utility room | Cloakroom

LODGE:

Separate entrance and own driveway for additional
parking | Double garage | Gymnasium | Shower room/
Gardener's w.c. | Luxury suite with kitchenette
and cloakroom

EXTERIOR:

Gated access | Parking area | South facing sun terrace
Mature landscaped gardens | Ambient lighting/heated
swimming pool

EPC Rating - D

Barnet 2.5 miles; Borehamwood 5.5 miles; Brent Cross 6 miles;
Hampstead Heath 6 miles; Central London (Marylebone) 9 miles;
Heathrow 23 miles; Luton 26 miles; Elstree Aerodrome 8 miles;
London City Airport 17 miles

M1 (J2) 5 miles; M25 (J23) 5 miles; A1 (J1) 5 miles
(All distances are approximate)





ACCOMMODATION

- Reception vestibule
- Entrance hall
- Drawing room
- Dining Room
- Family room
- Kitchen/breakfast room
- Master bedroom with balcony, dressing area and en suite bathroom
- Guest bedroom with en suite shower room
- 2 further bedrooms with balconies
- Family bathroom
- Utility room
- Cloakroom

DETACHED LODGE: Separate Entrance and Own Driveway with Parking

- Double garage
- Gymnasium
- Shower room
- Gardener's WC
- Luxury suite with Kitchenette and Cloakroom

EXTERIOR

- Gated access
 - Parking area
 - Heated swimming pool
 - South facing sun terrace
 - Mature landscaped gardens
 - Ambient lighting
-

DESCRIPTION

Barlodian House is an impressive Georgian-style double fronted detached residence complete with a detached self-contained lodge offering beautifully presented and versatile accommodation of around 4,000 sq ft.

The detached lodge, with its own parking area is approached via a private road from Hill Crescent, offers over 1200 square feet over two floors. It currently comprises a double garage with storage room, gymnasium and shower room on the ground floor and a bright vaulted 27' suite with kitchenette and cloakroom on the first floor. This would make ideal guest, staff or teen accommodation if required. Furthermore the main house has a substantial loft area (with a suitable landing for a staircase) which could be converted to living space (subject to the necessary consents).

Barlodian House is set back from the road behind electrically operated gates which open to a secure courtyard arrangement conveniently allowing shared access and egress with the neighbouring property, to both Totteridge Lane and Hill Crescent. The house is set within well-maintained landscaped gardens with a paved south facing sun terrace, ideal for al fresco dining, well-stocked shrub borders and trees to the perimeter. A path leads to the garage/gym and gardener's WC and lawns lead down to the attractive swimming pool. The garden has been fitted with an irrigation system and discreet lighting, which provides a delightful ambience to extend the summer evenings.

The house itself provides stylish and welcoming living space, suited to both entertaining and the informality of family life. Of particular note is the entrance, comprising a vestibule with cloakroom access which leads through to the well proportioned reception hall with all principal rooms leading off. This is open plan to the raised dining room with lovely views over the gardens and an archway links this room with the attractive drawing room. With an outlook to the front and French doors to the rear terrace, this is a beautifully designed room with an unusual gas coal-effect fireplace inset into the chimney breast with a marble covering. In addition there is a bespoke fitted kitchen/breakfast room with granite surfaces, integral appliances and doors to the terrace and utility room.

A relaxing family room is situated to the front of the ground floor.

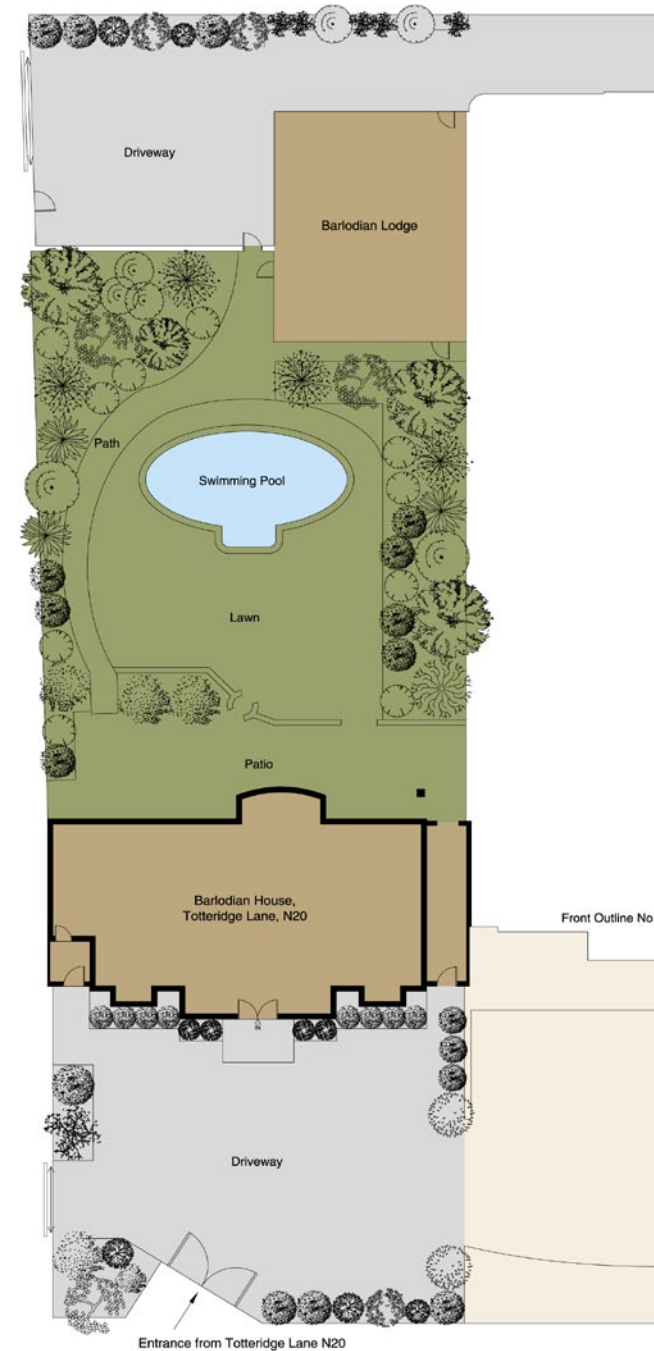
Stairs rise from the hall to the first floor and a spacious landing area, with room for the staircase to continue upwards into the loft space if converted (STPP). There is a fabulous master bedroom with a balcony offering lovely views over the garden. This has a wealth of mirrored and glazed wardrobes and an en suite luxuriously fitted bathroom, which also benefits from a balcony. There is a guest bedroom with en suite shower room, two further bedrooms, both with balconies, and a family bathroom.

SITUATION

Barlodian House is situated on the south side of Totteridge Lane, one of the most prestigious residential roads in North London. With its well-connected location, the house offers a desirable setting with easy access to both town and country.

Totteridge lies between Whetstone and Mill Hill and Barlodian House is about a half mile walk up Totteridge Lane to Totteridge & Whetstone underground station (Northern Line) and on to the wide range of shopping and dining facilities on Whetstone High Road, including independent boutiques, eateries and major stores. More extensive shopping facilities are available at Finchley, Barnet and Brent Cross. The Northern Line provides services to Central London including Euston and King's Cross stations (about 26 minutes), and to Leicester Square in the West End (about 40 minutes). The M1 and the M25 motorways are all around 5 miles distant for access to the motorway network and major airports.

The local countryside surroundings are maintained by the Totteridge Manor Association, the environmental conservation charity which owns all the registered Common Land in Totteridge, including the grass verges on Totteridge Common, the ponds and Totteridge Green. Totteridge residents include senior politicians, bankers, financiers, expatriates and those who seek privacy and security for themselves and their families in a community which boasts open spaces, good schools and easy access to Central London and international transport facilities.



Entrance from Totteridge Lane N20

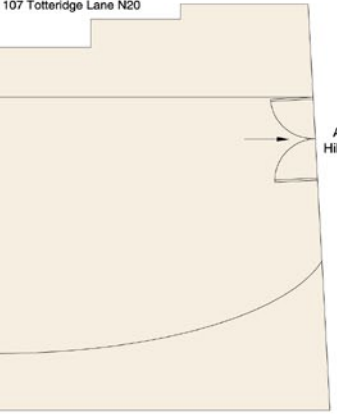
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate (only such have been prepared in accordance with the current edition of the BS203 Code of Measuring Practice).

Barlodian Lodge



Access to Hill Crescent

107 Totteridge Lane N20



Access to Hill Crescent

Barlodian Lodge



Barlodian Lodge

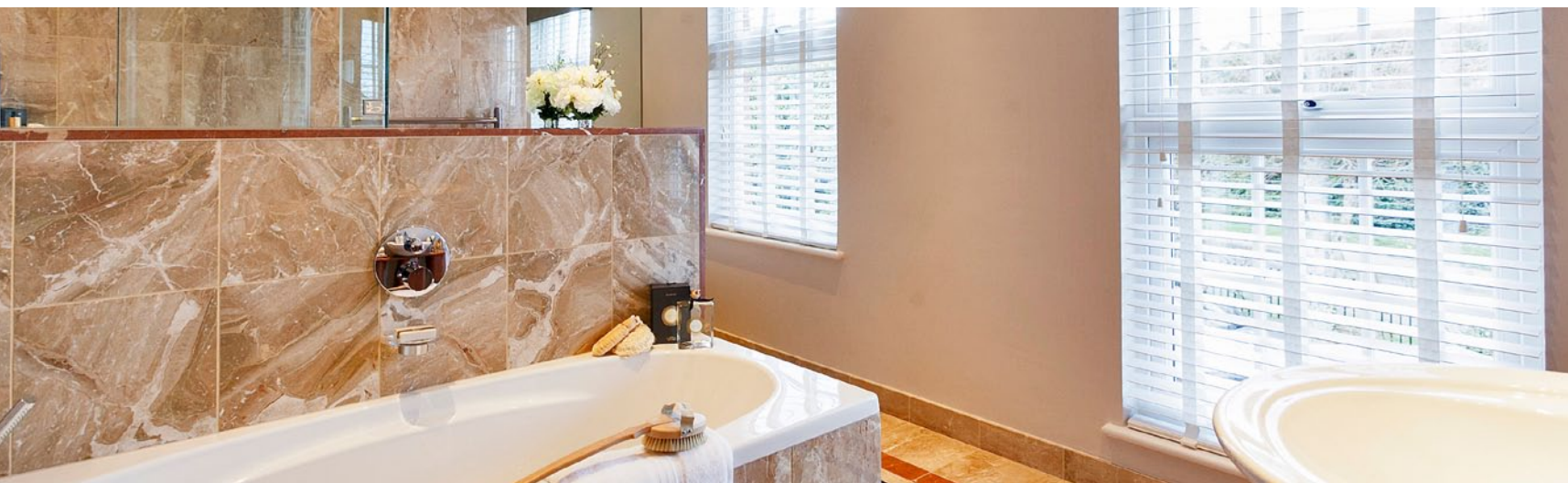


EDUCATION

There are a number of excellent schools in the area including Mill Hill School, The Haberdashers Aske's Schools and North London Collegiate as well as excellent state schools and colleges such as Queen Elizabeth Schools and Woodhouse College. For the International Baccalaureate the Dwight School is located only 10 minutes by underground from Totteridge.

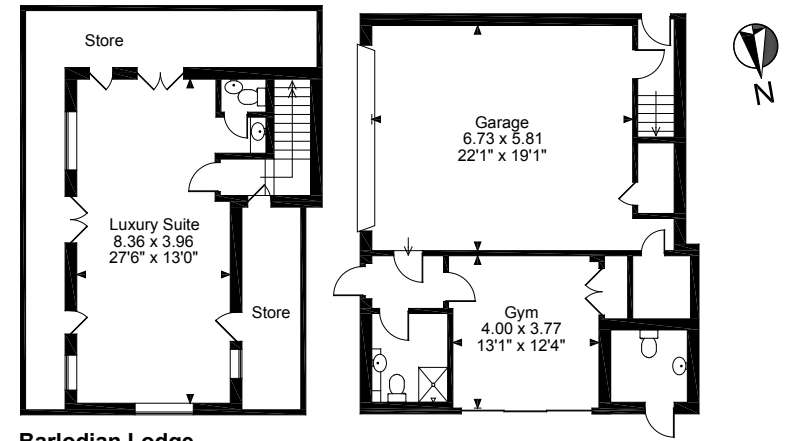
LEISURE

There is a good range of leisure facilities in the area including walking and riding in the surrounding countryside, golf at South Herts., Mill Hill, North Middlesex, The Shire and Hadley Wood and tennis and cricket at Totteridge Tennis Club and Totteridge Cricket Club respectively.

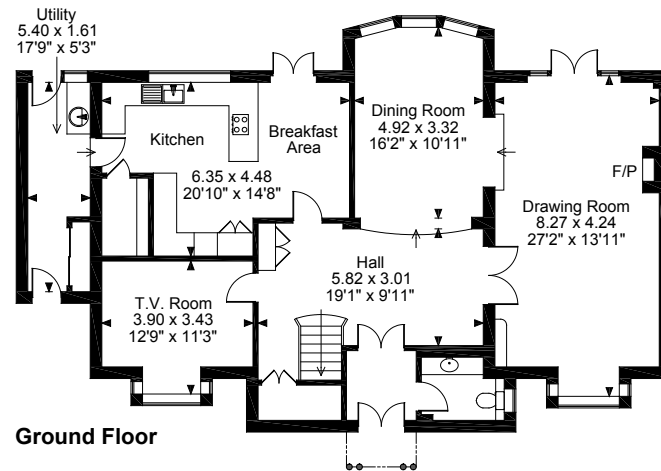




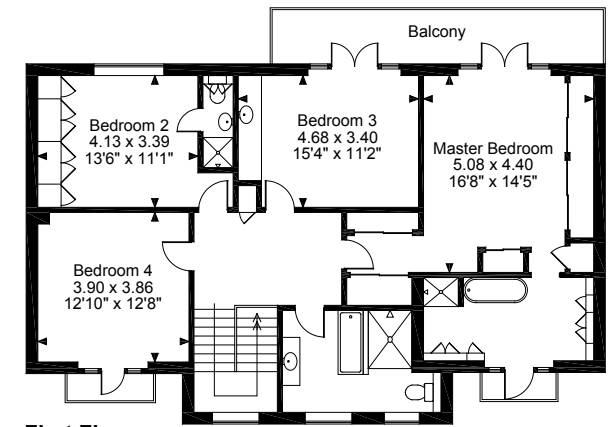
Floorplans



Barlodian Lodge



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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