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ROWLEY RIDGE

DOMVS
LONDON

**AN OUTSTANDING NEW HOUSE BUILT TO AN EXACTING SPECIFICATION AND
FEATURING STATE OF THE ART FACILITIES**



ROWLEY RIDGE

ARKLEY | LONDON | EN5 3HJ

Barnet 0.5 miles | St Albans 12 miles | Central London 11 miles | Luton Airport 20.5 miles | Heathrow Airport 30 miles Direct
tube from Barnet to Kings Cross in 25 minutes

(All distances and times approximate).

Entrance hall | Impressive staircase hall with triple height lobby | Elegant living room | Family Room | Study | Dining room
Superb bespoke kitchen with direct access to garden from all entertaining rooms.

Cinema | Games Room| Gymnasium | Steam room |Wine cellar.
Master bedroom suite with ensuite bathroom | 5 further bedroom suites and separate store room.
2 Car Garage | Swimming pool | Neatly manicured gardens and grounds

Approximately 11,000sqft

For sale Freehold

'perfection fashioning desire'

about domus

Domus London is a specialist developer of prestigious luxury homes.

Our design led approach and commitment to perfection ensure our homes are highly coveted.

Each bespoke home is characterised by beautiful, elegantly proportioned classical facades and interiors, the best in modern kitchen and bathroom design, and the very latest 21st century 'Eco and Smart Home' technologies.

We build in the finest locations, commissioning award winning architecture, using the very best craftsmen, materials and finishes, offering a unique lifestyle choice.



the location

Arkley is a true oasis, one of London's most exclusive enclaves, bounded by both greenbelt countryside and private golf course, yet only 9 miles from the West End of London.

Offering a wealth of sporting facilities, including golf, tennis cricket and horse riding, a fine selection of local private schooling, Arkley is unique in maintaining its village feel and views.



Situated within 10 minutes drive of the M25, A1 and M1 motorways, Arkley has its own London underground station at Barnet and easy access to both national and international travel.

**'when a man is tired of London,
he is tired of life'**



Shopping: There is convenient day-to-day shopping in Barnet half a mile away. More extensive shopping amenities can be found in Hampstead 9 miles, St Albans 12 miles or in the West End which is an easy drive by car.



Schooling: There are some outstanding schools for both boys and girls within easy daily driving distance. These include notably Haberdasher's Boy and Girls School, Queenwood School for girls, Purcell School of Music, Aldenham School, Harrow, St Albans School and Eton College.



Airports: Luton Airport and Heathrow Airport are within 20 miles and 30 miles respectively. Northolt Private Airport is also convenient about a 30 minute drive.



Communications: Barnet is superbly located for access into London via the A1 M or M1 lying minutes within the M25 Junction 23. This gives fast access into Central London or the national motorway networks.



Golf Courses: There are a number of good golf courses nearby including the Arkley golf club directly opposite, Aldenham Golf and Country Club, Moor Park Golf Course, Brocket Hall, Verulam Golf Course and The Grove Country Club and Spa also nearby.

the house

This New Build Family home, circa 11,000 sq ft, is discreetly situated within an affluent North London enclave of Arkley, benefiting from views across a private Golf Course and Greenbelt to the front, and a glorious light filled southerly elevation and gardens to the rear.

Domus have carefully designed the floorplan to optimise its flow, maximising its volume and use of light, punctuating its center by way of a stunning three storey atrium.

This Grand Home comprises some six double bedrooms and en-suites, elegant reception and living areas, including a 70ft 'super room' spanning the entire southerly rear elevation, state of the art 'Dolby Atmos' cinema, stunning indoor pool area, spa and gym, and the very latest smart home and security technologies, all delivered with a passionate commitment to excellence.















UNIVERSAL.

100TH ANNIVERSARY

A COMCAST COMPANY



the specification



general design

Designed and built by Domus London to the very highest bespoke standard.

Handmade brick and block external cavity wall construction, with blockwork internal partitions.

Solid concrete floors throughout.

Finest materials used throughout including stone, lead and slate embellishments.

Exceptional height to all rooms.

Fully landscaped and irrigated south facing gardens, designed by Chelsea Garden Show award winning designer Luciano Giubbilei.

Interior design and layout by Domus London.

Underfloor heating throughout.

Comprises 6x substantial double bedrooms incl:integrated bespoke wardrobes with luxurious bespoke ensuite bathrooms incl: integrated waterproof TVs;a 'Super Room' incl: bespoke kitchen and Gaggenau appliances, south facing lounge and dining room, additional family room, study/utility room, coats and guest WC.

Indoor natural stone contemporary swimming pool and spa incl:steam room, changing area, latest 'Dolby Atmos' sound-proofed cinema and bar area, state of the art gym, home office, safe/panic room, various storage and mechanical plant rooms.

Double garage (large enough to accommodate 2 Bentleys / Range Rovers) with substantial private parking for guests attached.

security

Automated and gated access to the development. CCTV throughout, including remote monitoring.

24hr monitored private uniformed security if required

Biometric entry system throughout

Bespoke panic/safe room and Integrated safe including silent alert system

Latest Crestron i-pad intuitive 'Smart Home' technology, controlling integrated audio/visual, heating, air-conditioning, mood lighting, security, web access and indeed any other future applications. The house can be fully controlled from anywhere in the world even to the extent of allowing guests access.

Latest 'Eco and Green' credentials including 'rainwater harvesting'.

Secure heated basement storage.

Property benefits from a full 10-year NHBC new build warranty.

Offered Freehold with the opportunity to bespoke 'turnkey' prior to completion.



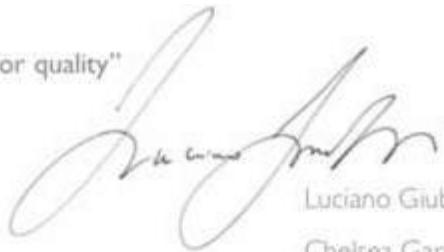
the gardens

Domus believe that the landscaping of any of its projects is integral to its success, an extension of its core values, based upon ‘design led perfection’.

Luciano Giubbilei shares that same philosophy, and was commissioned to design the gardens of Rowley Ridge.

Characterised by simple and clean symmetrical design, carefully selected trees and hedges are planted and clipped in simple lines, achieving an uncluttered, modern ambience. Shape, form and colour are used to create a sense of balance, harmony and tranquillity.

"a shared passion for quality"



Luciano Giubbilei

Chelsea Garden Show
Gold Award Winner
2009, 2011, 2012, 2014

**'the more tranquil
a man becomes,
the greater his success'**











**‘quality is
everyone’s
responsibility’**





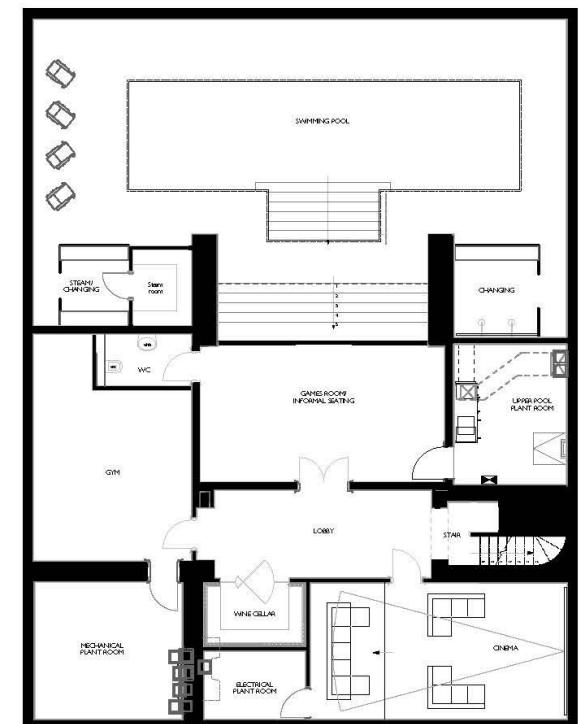
LOWER BASEMENT PLAN



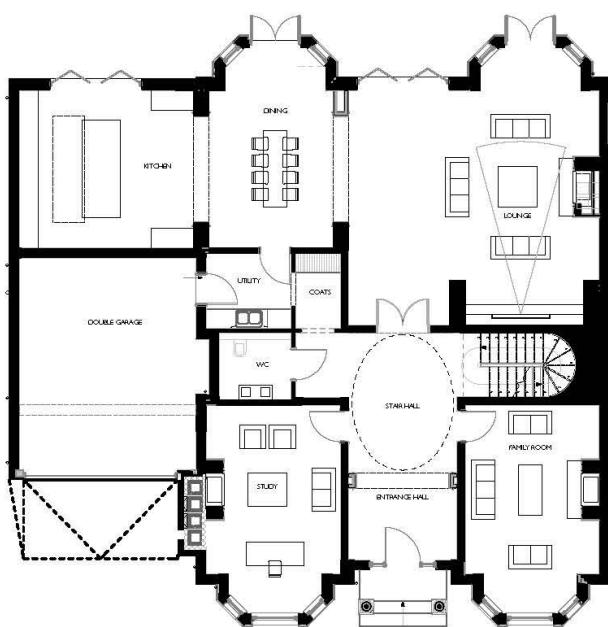
ROWLEY RIDGE

TOTAL GIA
1014M²
10910FT²

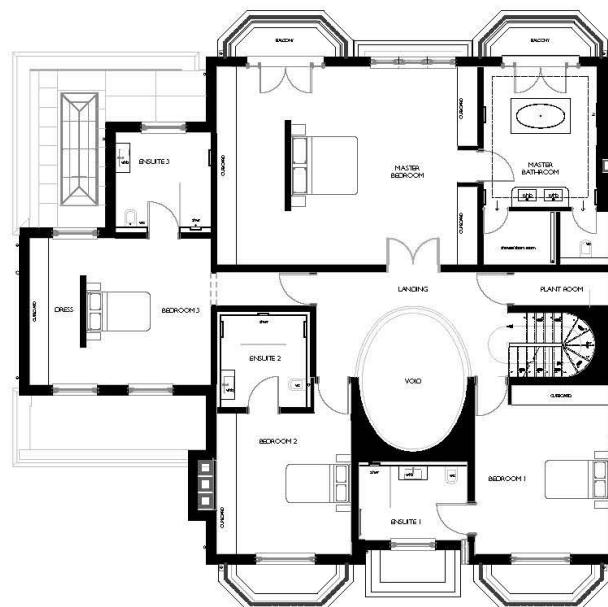
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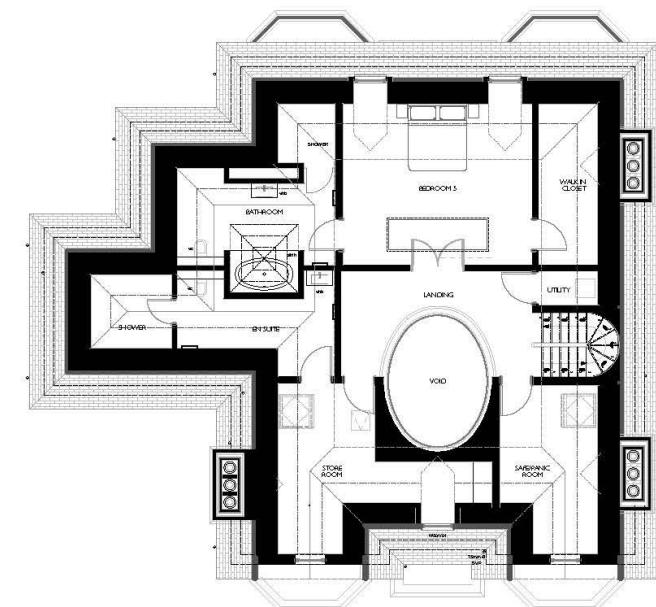
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

These floor plans are intended to give a general indication of the proposed floor layout only. They are not intended to form part of any contract or warranty, unless specifically incorporated in writing into the contract.



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