

WINDMILL HOUSE

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A1 1 mile • High Barnet Northern Line 2 miles (from 35 minutes to Kings Cross) • M25 (J23) 4 miles
Central London 18 miles • Luton Airport 23 miles
(All distances and times are approximate)

An impressive private estate with stunning grounds, incorporating a windmill

Accommodation

Drawing room • Dining room • Living room • Kitchen • Hall • Study • Cloakroom • Store rooms

Master bedroom with en suite bathroom
4 Further bedrooms • 2 Bathrooms • Separate W.C.

Indoor swimming pool • Gym • Jacuzzi • Steam room • Changing rooms • Boiler room

Outside

Grade II* windmill • Tennis court • Landscaped gardens • Two lakes • Garage

Approximately 5.23 acres



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

This beautifully maintained house comes complete with its own magnificent Grade II* historic listed windmill.

Double gates provide access onto a deep, foliage encased drive that opens onto the extensive front courtyard.

This distinctive property provides many individual character and Arts and Crafts features including a wonderful frieze in the reception hall, fireplaces and stunning doors. The house works exceptionally well for a growing family, in particular the extensive grounds with two lakes, as well as the indoor swimming pool complex.

A solid oak entrance door opens onto the entrance vestibule which leads into the reception hall entrance, with

its stunning garden views, double aspect drawing room, study, dining room, triple aspect sitting room, kitchen and utility. The wine room, from the inner hall, provides an approach through a curved hallway to the indoor swimming pool complex with its magnificent indoor pool, gymnasium, Jacuzzi, steam room and twin changing rooms.

A grand staircase with prominent windows rises to the first floor landing with its master bedroom suite, complimented with en suite bathroom and a staircase rising to his and hers dressing rooms. There are four further bedrooms on this floor plus a family bathroom, shower room, a separate WC and a secondary staircase that descends to the ground floor, adjacent to the kitchen.





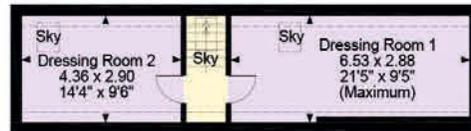
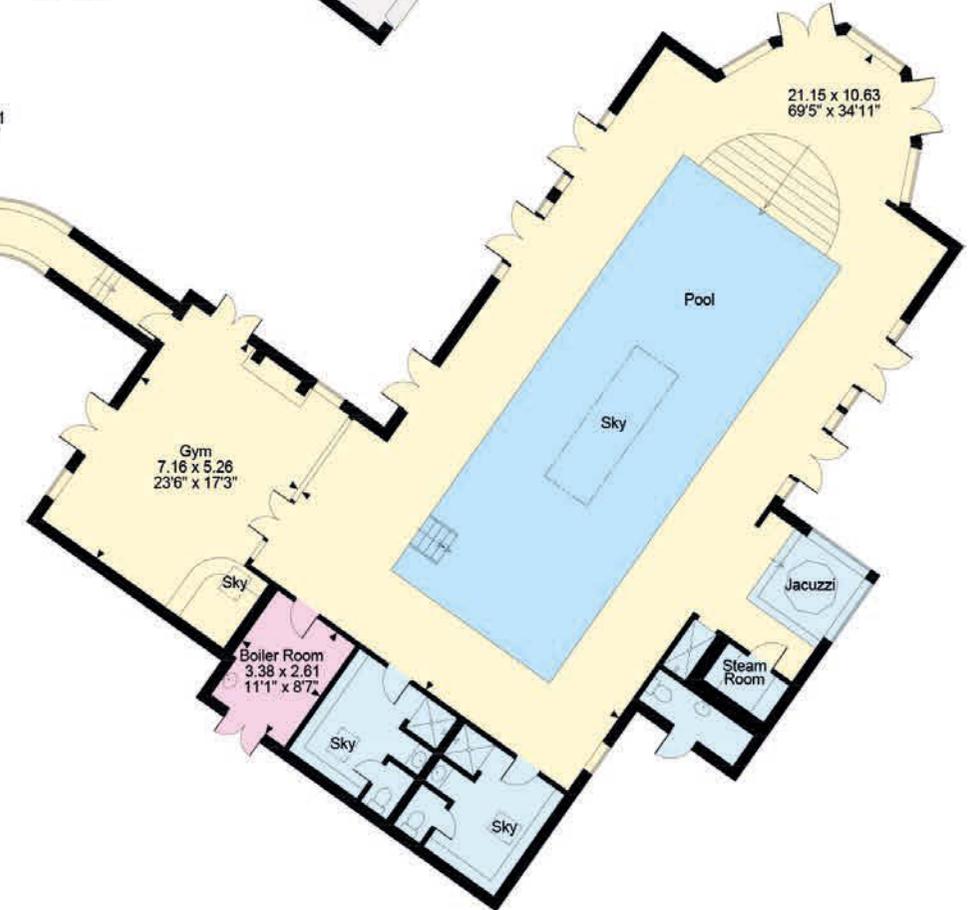
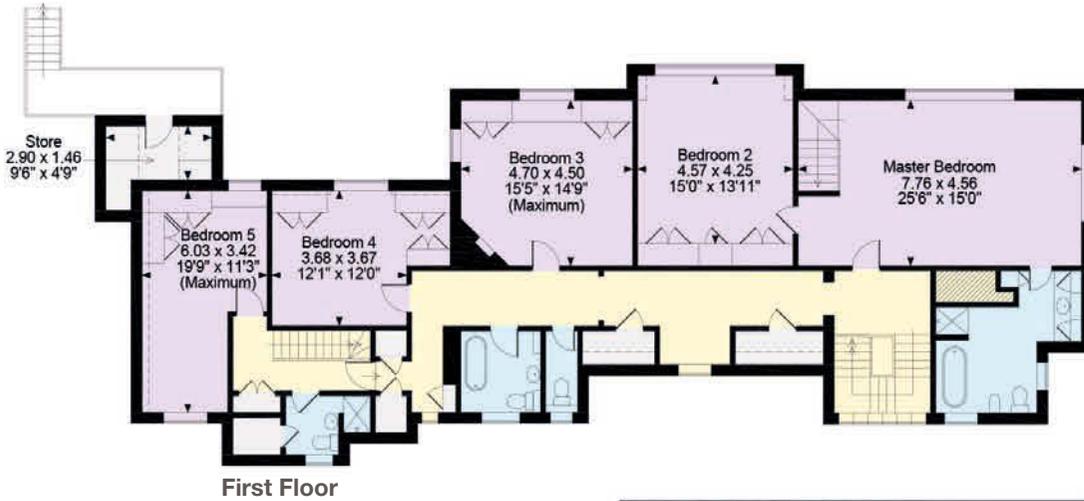
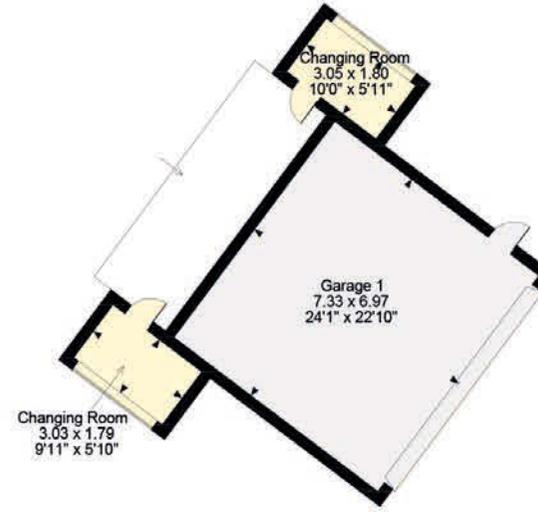
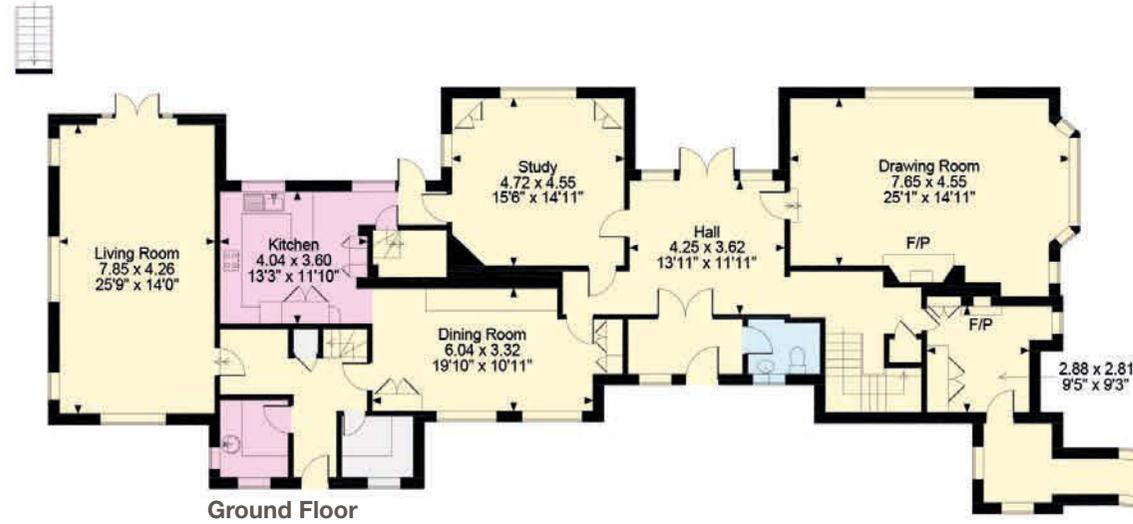
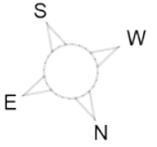




- Reception
- Kitchen/Utility
- Bedroom
- Storage
- Bathroom
- Terrace

Approximate Gross Internal Floor Area

Main House = 7709 Sq Ft/717 Sq M
 Garages = 700 Sq Ft/65 Sq M
 Changing Rooms = 134 Sq Ft/12 Sq M
 Total = 8543 Sq Ft/794 Sq M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.







Arkley

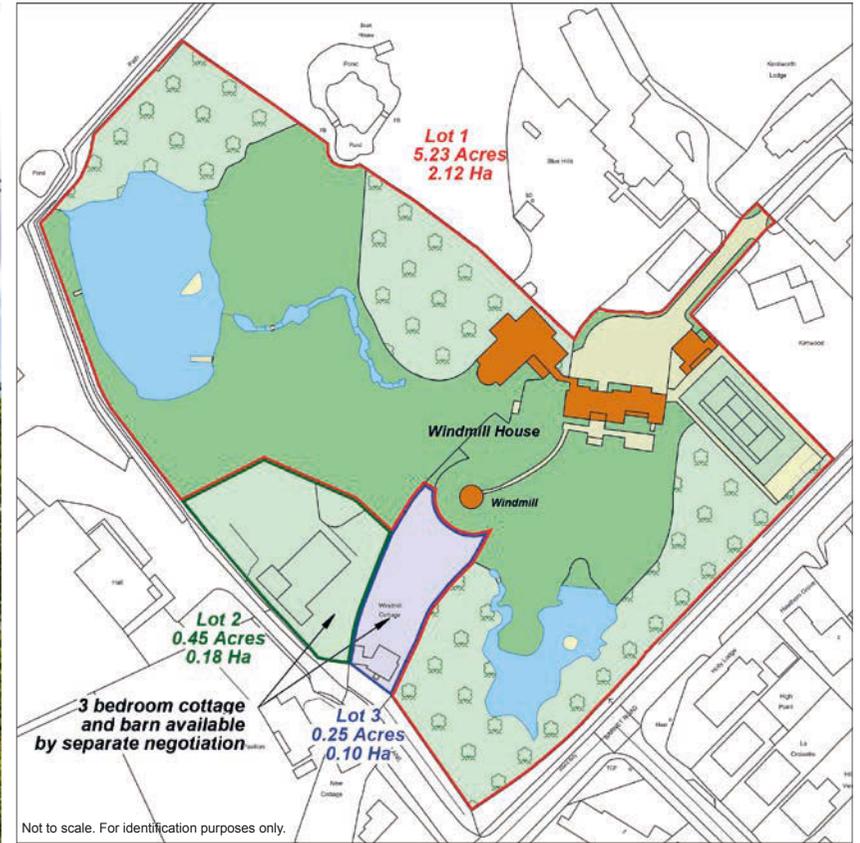
Windmill House is approached via double opening gates from Barnet Road which lead onto Windmill Lane, which is a private road, and as you turn left at the end of this section of the road, Windmill House is directly in front of you, being shielded by a further set of gates.

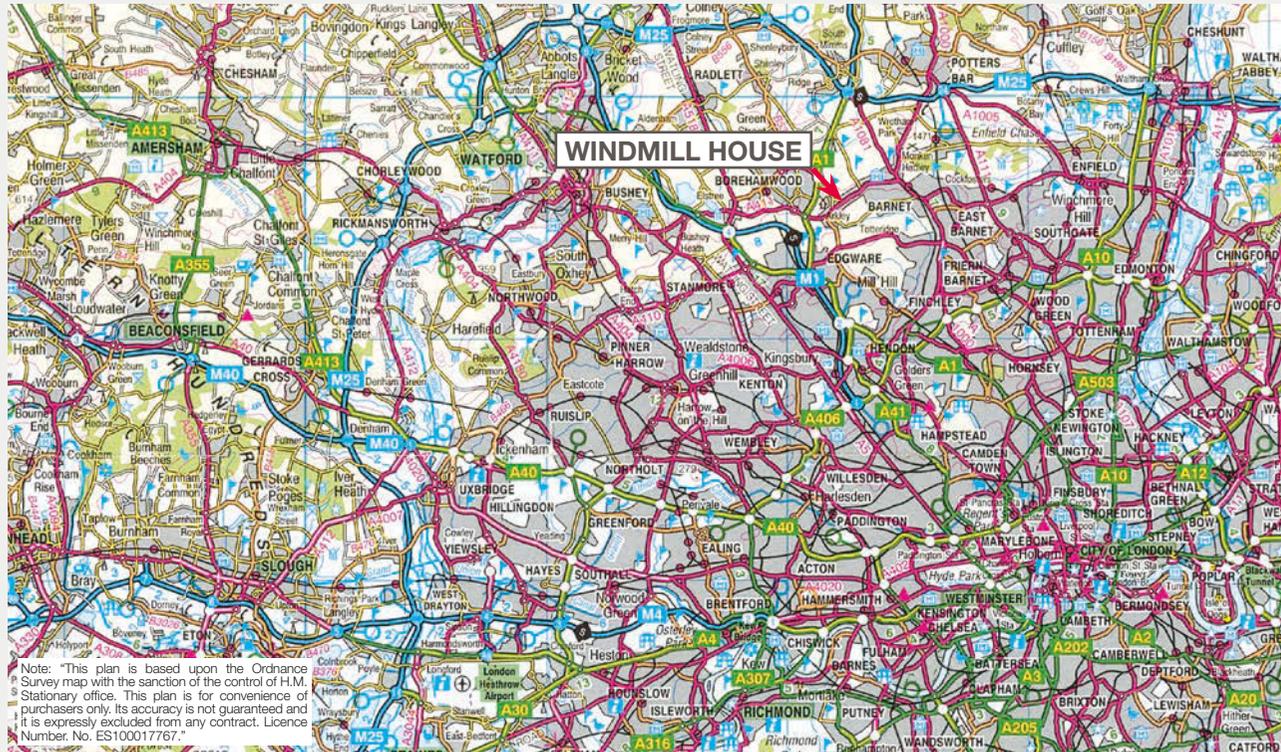
The property enjoys a semi-rural location close to Arkley golf course, yet is located on the fringes of Barnet and

Mill Hill which provides a good range of shopping facilities including the Spires shopping centre and an excellent selection of restaurants.

The area has renowned schooling, both state and private, including Haberdashers' Aske's, Belmont/Mill Hill School, QE Boys and QE Girls.

High Barnet tube station (Northern Line) is approximately 2 miles away and Mill Hill Broadway mainline station is approximately 3 miles away. The M25, A1 and M1 are also accessible. Central London is approximately 18 miles away.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			

Fixtures and fittings

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained by the joint selling agents.

Directions (Postcode EN5 3HX)

From London take the A41 north and continue on the A1 for approximately 12 miles. Keep going along the Watford Way, then take the roundabout onto Barnet Way. At Stirling corner take the last exit onto the A411. Keep going for less than a mile and then turn left onto Windmill Lane. Take a left at the junction and the gates are directly ahead.

Viewings

All viewings must be made strictly by appointment only through the vendor's joint selling agents.

Town and Country Planning

London Borough of Barnet Council
4, North London Business Park
Oakleigh Road, London, N11 1NP
Tel: 020 8359 2000

Council Tax

Band H

Services

Mains water, electricity and gas. Private drainage

Available separately

A 3 bedroom cottage and barn are available by separate negotiation, please contact the joint selling agents for further information.

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