



MELROSE HOUSE,
Barnet Road, Arkley, EN5 3JD





Melrose House Barnet Road Arkley EN5 3JD

This charming and spacious detached residence built circa 1928, blends period character with modern luxury, offering an ideal family home in a sought-after semi-rural setting. Spanning approximately 4,800 sq. ft., the six-bedroom property is set behind a sweeping driveway and surrounded by beautifully landscaped gardens.

Accommodation Summary

On the ground floor, the home welcomes you with a reception hall entrance that retains some of its original character features. Off the main hallway, there is a guest cloakroom for convenience. The extended fitted kitchen and dining area is modern and spacious, seamlessly extending into the garden, providing a perfect space for family meals and entertaining. Adjacent is a utility room, essential for additional storage and additionally a laundry room. The open-plan lounge and television room is a highlight of the ground floor, featuring a striking fireplace and full-width glass doors that flood the space with natural light while offering views of the rear garden. Additionally, there are two versatile rooms—a study and a second study or playroom—that can be tailored to your needs, whether for work or play.

The first floor offers a luxurious principal bedroom suite with views over the gardens, complete with a dressing room and en suite bathroom. The second bedroom also includes an en suite bathroom, providing comfort and privacy. There are two additional bedrooms, each with its own en suite bathroom, ensuring ample space and convenience for family or guests. The second floor has been converted into two further spacious bedrooms with a family bathroom with a touch of elegance.

The exterior of the property of approximately half an acre, is equally impressive, with a secluded westerly aspect rear garden measuring approximately 200 feet, backing on to an extensive woodland, perfect for outdoor living and entertaining. The frontage provides ample off-street parking for numerous vehicles. Various outbuildings include a fully heated and functioning garden office, ideal for remote work or creative projects.































Location

Located on the fringes of Barnet and Mill Hill, this home enjoys a semi-rural setting while being close to a range of shopping facilities and an excellent selection of restaurants. The area is well-served by prestigious schools, including Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver, and Queen Elizabeth's, many of which operate coach services through Arkley. High Barnet tube station (Northern Line) is approximately 2 miles away, with New Barnet and Mill Hill Broadway as the mainline overground stations. The M25, A1, and M1 are also accessible, making Central London approximately 10 miles away and Brent Cross shopping centre just 5 miles away. Golf enthusiasts will appreciate the proximity to Dyrham Park and Arkley Golf Clubs.

Local Authority:
London Borough of Barnet
Council Tax Band: G
FREEHOLD

Barnet Road, Barnet, EN5

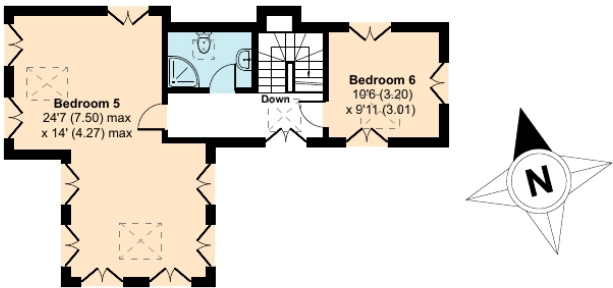
Approximate Area = 4301 sq ft / 399.5 sq m
Outbuilding = 808 sq ft / 75 sq m
Total = 5109 sq ft / 474.5 sq m
For identification only - Not to scale



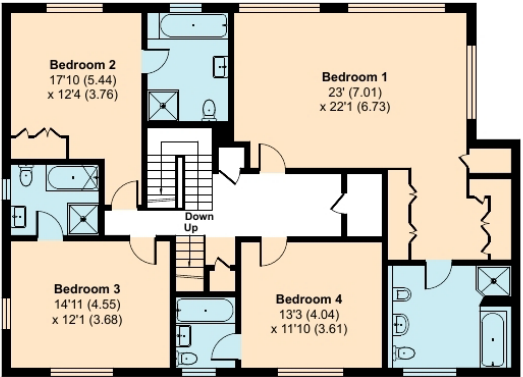
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Statons. REF: 1180432



SECOND FLOOR



FIRST FLOOR

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A | | |
| B | | |
| C | | |
| D | 62 | 74 |
| E | | |
| F | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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