

Highwood Hill

Mill Hill, London, NW7



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**8,127sq ft (755sq m) | 7 reception rooms | 6 bedrooms | 5 bathrooms
Staff flat | 2 cottages | Garage | 15 acres | Freehold**



A magnificent manor house and country estate with beautiful period styling, immaculate landscaped gardens and extensive grounds with stabling, set in sought-after Mill Hill within easy reach of central London

The property

Highwood Lodge is an exceptional period manor house, offering palatial accommodation and 15 acres of grounds, including stabling and parkland, just nine miles from central London. The house showcases striking period styling and a wealth of original features across more than 8,000 sq ft, while outbuildings include three cottages and a staff flat, together with an indoor swimming pool and tennis court, all set within immaculate grounds.

The ground floor offers five reception rooms, including a magnificent formal drawing room with high ceilings, ornate corning, and a grand fireplace. There is also a formal dining room with similarly impressive features, a dual-aspect study with an intricately decorated fireplace, a comfortable sitting room, and a sunny conservatory. The kitchen and breakfast room is well appointed with bespoke wooden cabinetry, integrated appliances, and space for informal dining.

Stairs lead down from the entrance hall to the lower ground floor which provides a variety of useful spaces and rooms. There is a secondary "summer" kitchen and reception room that leads on to the garden. Adjacent to this are several useful store rooms and the wine cellar. There is also a large utility room with stairs that lead to the kitchen.

Adjoining the house is a useful one bedroom flat that has its own separate access; it is formed of a kitchen, reception room, bedroom, bathroom and utility room.

There are six beautifully presented double bedrooms across the first and second floors, three of which benefit from en suite facilities, including the luxurious principal suite with dressing room and en suite bathroom featuring a bathtub and separate shower. Two further family bathrooms complete the accommodation.

Outside, the grounds comprise beautifully landscaped gardens and extensive parkland, approached via a sweeping driveway lined with an impressive avenue of lime trees. The gardens include sunny terraces with wonderful views, stone steps leading to manicured lawns, ornamental planting, and a range of features including a central fountain, topiary, ponds, and a kitchen garden. The estate also benefits from stabling with 14 loose boxes, approximately 15 acres of pastureland, and a tennis court. Overlooking the tennis court is the Pool house which comprises of the swimming pool and sitting room, kitchen, and two shower rooms. This space provides a variety of potential uses subject to planning permission.

Please note the silver, bronze, clocks, furniture and artwork have been removed from the house. The photos were taken when the property was furnished.









Location

The property is situated in the sought-after enclave of Highwood Hill, a leafy corner of Mill Hill within the London Borough of Barnet, surrounded by rolling countryside yet just nine miles from central London. Mill Hill Village, a short distance to the south, has a cricket club, a village green, traditional pubs and independent cafés. Everyday amenities are accessible at Mill Hill Broadway, approximately a mile and a half away, with a Waitrose supermarket, medical practice and a variety of shops and eateries, while Brent Cross Shopping Centre, four miles distant, provides an extensive range of retail options. Schooling is particularly well regarded locally, with two Outstanding-rated Ofsted primaries nearby, Mill Hill County High School for secondary, and the prestigious independent Mill Hill School. The A1, M1 and M25 are all within easy reach. Mill Hill East Tube Station provides Underground links to the city, and Mill Hill Broadway station offers Thameslink services to London St Pancras in under 30 minutes.

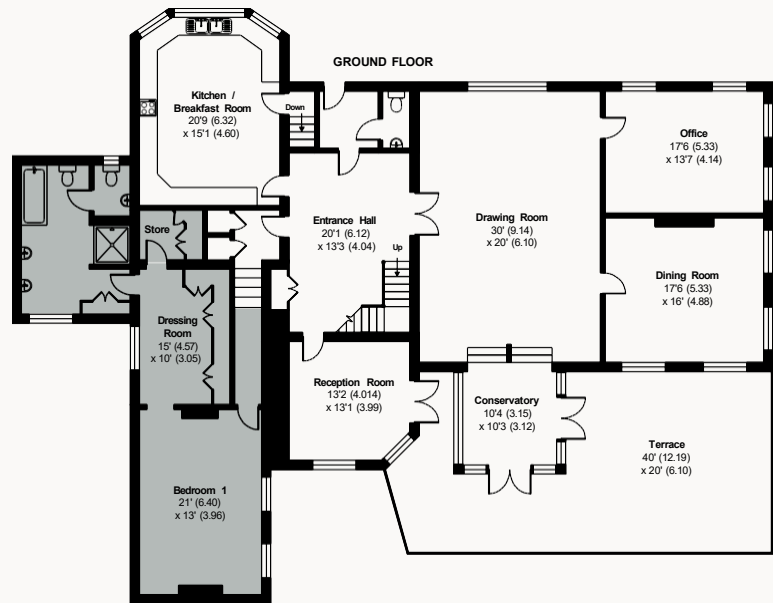
Postcode region: NW7

General

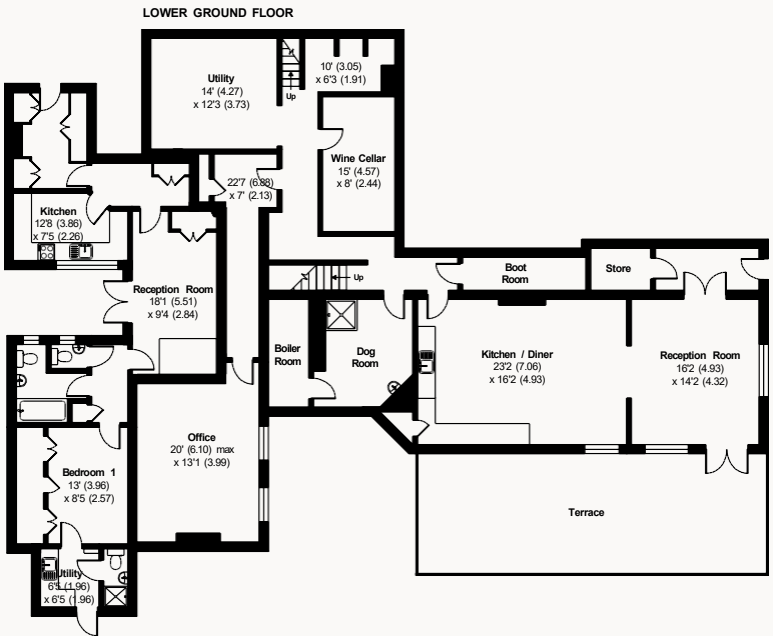
Local authority: London Borough of Barnet
 Services: Gas, electric, BT, water and mains sewerage.
 Council Tax: Band H
 EPC rating: E
 Tenure details: Freehold
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Agents note: The majority of the furniture and artwork have been removed from the house. The photos were taken when the property was furnished.



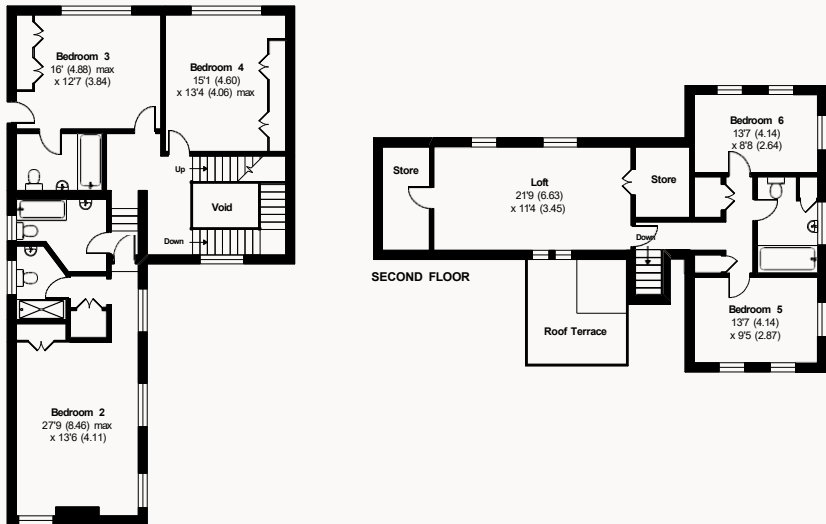
Main House = 8127 sq ft / 755 sq m
This plan is for identification purposes only. Not to scale.



HIGHLIGHT / SHADE : FIRST FLOOR BY (SEPARATE STAIRS)

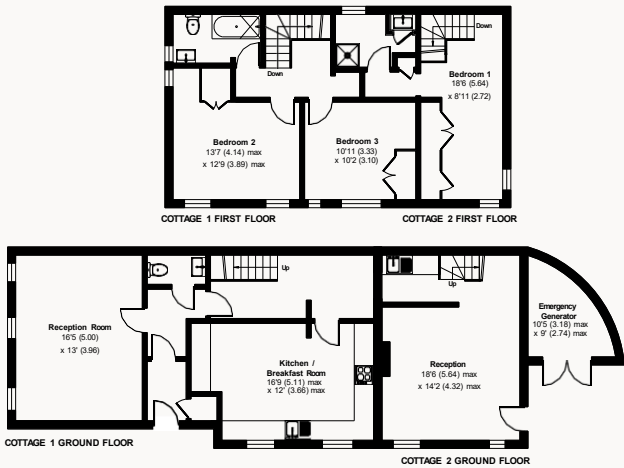


STAFF FLAT

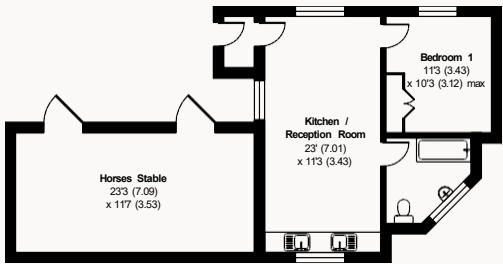


FIRST FLOOR (SEPARATE STAIRS)

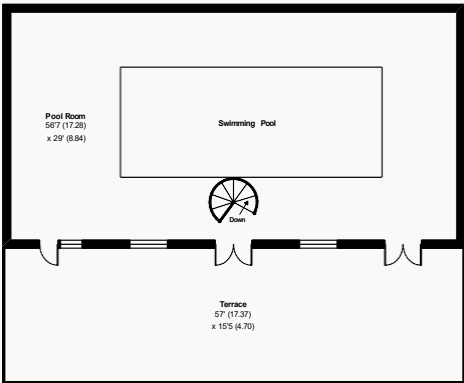
Head Groom and Stables = 1512 sq ft / 140.4 sq m
Pool House = 2471 sq ft / 229.5 sq m
Cottage 1 = 1060 sq ft / 90.4 sq m
Cottage 2 = 494 sq ft / 45.8 sq m
Emergency Generator = 65 sq ft / 6 sq m
Total = 13729 sq ft / 1267.1 sq m



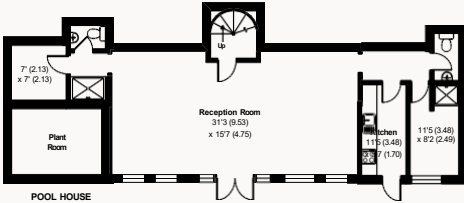
COTTAGE 1 GROUND FLOOR COTTAGE 2 GROUND FLOOR



HEAD GROOM FLAT & STABLES



POOL HOUSE GROUND FLOOR



POOL HOUSE LOWER GROUND FLOOR



Highwood Lodge

Total Area (6.43 ha / 15.88 ac)

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Not to Scale. Drawing No. ZAA28276-01 | Date 07.05.26

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