



Winterstoke Gardens

Mill Hill, NW7

Winterstoke Gardens

Tucked away in one of Mill Hill's most rarely available and sought-after locations, approached from the private road off Wills Grove is a true hidden gem, a peaceful haven backing directly onto woodland open space, offering uninterrupted greenery, privacy, and a profound sense of calm that is exceptionally hard to find.

Occupying a generous plot of over one-third of an acre, the house is rich in character and charm, retaining many original features that add warmth and personality throughout. The well-proportioned accommodation provides excellent entertaining space and comfortable family living, all framed by delightful views of the mature gardens. To the rear, a swimming pool enhances the lifestyle appeal, creating a tranquil retreat ideal for both relaxation and summer gatherings.

Further enhancing the opportunity, the property also benefits from planning permission to extend and reconfigure, allowing a purchaser to create a larger, contemporary family home tailored to modern requirements, while preserving the charm and character of the existing house.

The property sits within the desirable Mill Hill Conservation Area, helping to protect the unique character of the surroundings, while importantly the house itself is not listed, offering greater flexibility for future alterations. In addition, the property provides excellent parking facilities, with both covered and open parking available for up to five vehicles.

Rarely does a home combine such space, potential and a serene setting backing onto open green space. This is a unique opportunity to acquire a distinguished residence in an enviable Mill Hill location.

Local Authority: Barnet

Council Tax Band: G

Tenure: Freehold











































1895
JACOBSON

Abel

**Approximate Gross Internal Area 3196 sq ft - 296 sq m
(Excluding Garage)**

Ground Floor Area 1641 sq ft - 152 sq m

First Floor Area 1218 sq ft - 113 sq m

Second Floor Area 337 sq ft - 31 sq m

Garage Area 120 sq ft - 11 sq m



Ground Floor



First Floor

STATONS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		



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.



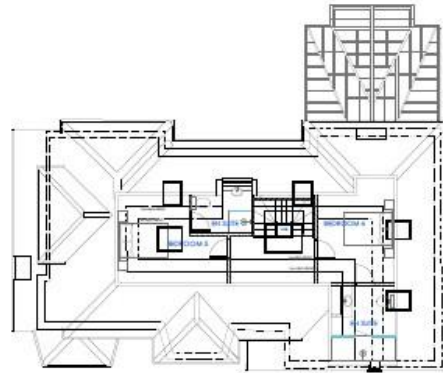
**PROPOSED
GROUND FLOOR PLAN**

SCALE 1:100



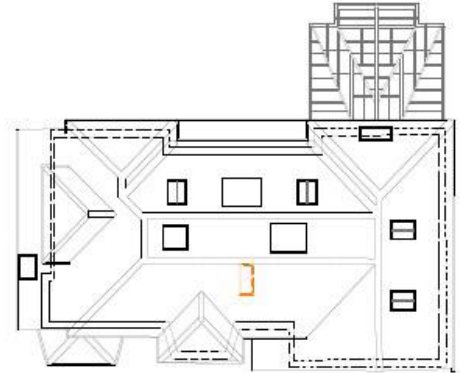
**PROPOSED
FIRST FLOOR PLAN**

SCALE 1:100



**PROPOSED
SECOND FLOOR PLAN**

SCALE 1:100



**PROPOSED
ROOF PLAN**

SCALE 1:100



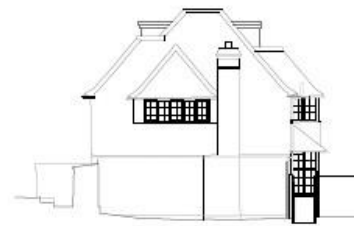
**PROPOSED
FRONT ELEVATION**

SCALE 1:100



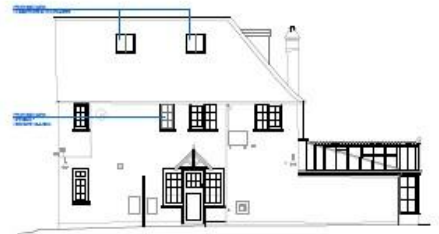
**PROPOSED
REAR ELEVATION**

SCALE 1:100



**PROPOSED
SIDE (NORTH) ELEVATION**

SCALE 1:100



**PROPOSED
SIDE (SOUTH) ELEVATION**

SCALE 1:100



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