



Barnet Road
Arkley, Herts.

A six bedroom, six bathroom family home set behind secure electric gates offering privacy and exceptional living space arranged over four floors

The impressive entrance hallway creates an immediate sense of grandeur and provides access to a study, a formal reception room, playroom and a beautifully designed kitchen/dining/lounge super room. The kitchen features sleek finishes and opens onto the landscaped patio and garden through bi folding doors perfect for entertaining. This floor is further complemented by a well-appointed utility room and a stylish guest WC.

On the first floor, a generously proportioned landing leads to four bedrooms. The principal suite boasts an en-suite bathroom and a bedroom currently used as a walk in dressing room. There are 2 further bedrooms on this floor, one with an ensuite bathroom and a family bathroom to complete this level.

The second floor offers two additional double bedrooms, both with en suite bath/shower rooms, arranged over 2 wings of the home.

The lower ground floor houses an impressive leisure complex, complete with a heated swimming pool and spa facilities including jacuzzi, sauna and steam room. This level also benefits from a room which could be a cinema/games room.

Outside, a beautifully sized garden which is mainly laid to lawn must be seen to appreciate the privacy and seclusion it offers and is framed by a selection of mature shrubs and trees. This beautifully designed outdoor space is perfect for entertaining on a grand scale.

There is also a modern contemporary designed Garden room currently used as a Gym with bi-folding doors which could also be used as a home office.

Disclaimer - *Some Library Photos Included*

Council Tax: H

Local Authority: Barnet

Tenure: Freehold



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.

Please contact the Prime Sales Office on 020 8016 4300
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**Approximate Gross Internal Area 5999 sq ft - 558 sq m
(Excluding Outbuilding)**

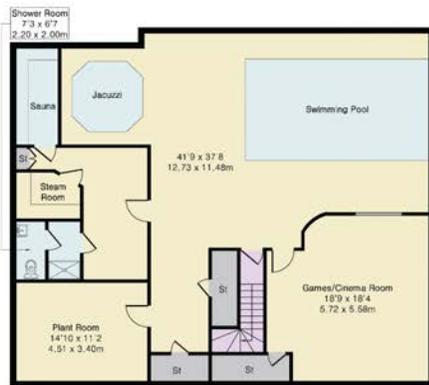
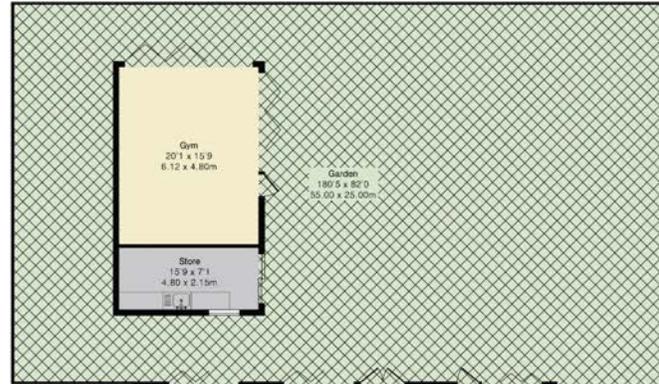
Lower Ground Floor Area 1806 sq ft – 168 sq m

Ground Floor Area 2123 sq ft – 197 sq m

First Floor Area 1362 sq ft – 127 sq m

Top Floor Area 708 sq ft – 66 sq m

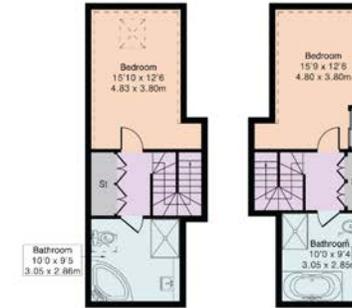
Outbuilding Area 432 sq ft – 40 sq m



Lower Ground Floor

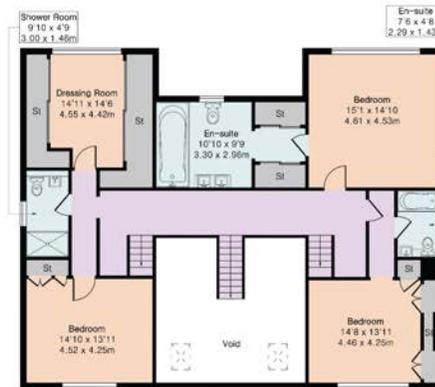


Ground Floor



Top Floor

Top Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
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.

