



Barnet Road, Arkley, EN5 3JD
Asking Price £4,950,000 Freehold Council Tax Band H

REAL ESTATES
Est. 1981

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

The grand entrance hall leads to a study, formal reception room, playroom, and an impressive open-plan kitchen/dining/family room with bi-fold doors opening onto the landscaped patio and garden ideal for entertaining. A utility room and stylish guest WC complete this level.

The first floor features four bedrooms, including a luxurious principal suite with en suite bathroom and adjoining dressing room (formerly a bedroom). One further bedroom has an en suite, alongside a contemporary family bathroom.

The second floor offers two additional double bedrooms, both with en suite bath/shower rooms, arranged across two wings.

The lower ground floor boasts an outstanding leisure complex with heated swimming pool, jacuzzi, sauna and steam room, plus a versatile cinema/games room.

Outside, the private, landscaped garden is mainly laid to lawn and bordered by mature shrubs and trees, creating a secluded setting ideal for large-scale entertaining. A contemporary garden room with bi-fold doors, currently used as a gym, also provides excellent home office potential.

Set on the fringes of Barnet and Mill Hill, the home enjoys a semi-rural setting while remaining close to excellent shopping and dining amenities. The area is renowned for its outstanding schools, including Haberdashers' Aske's, Mill Hill, Dame Alice Owen's, Aldenham, Belmont, Lochinver and Queen Elizabeth's, many with coach services via Arkley. High Barnet Underground Station (Northern Line) is approximately 2 miles away, with mainline services from New Barnet and Mill Hill Broadway. The M25, A1 and M1 are easily accessible, placing Central London around 10 miles away and Brent Cross just 5 miles. Nearby are Dyrham Park and Arkley Golf Clubs.





**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D	63	65
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

