

Little Dyrhams, Galley Lane
Arkley, Hertfordshire, EN5 4RA
Price £6,750,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 5 | Bathrooms 5 | Receptions 3





Little Dyrhams, Galley Lane
Arkley, Hertfordshire
EN5 4RA



CHAIN FREEAn imposing detached family residence of approximately 6,500 sq.ft. set within beautifully maintained grounds in excess of 7 acres.

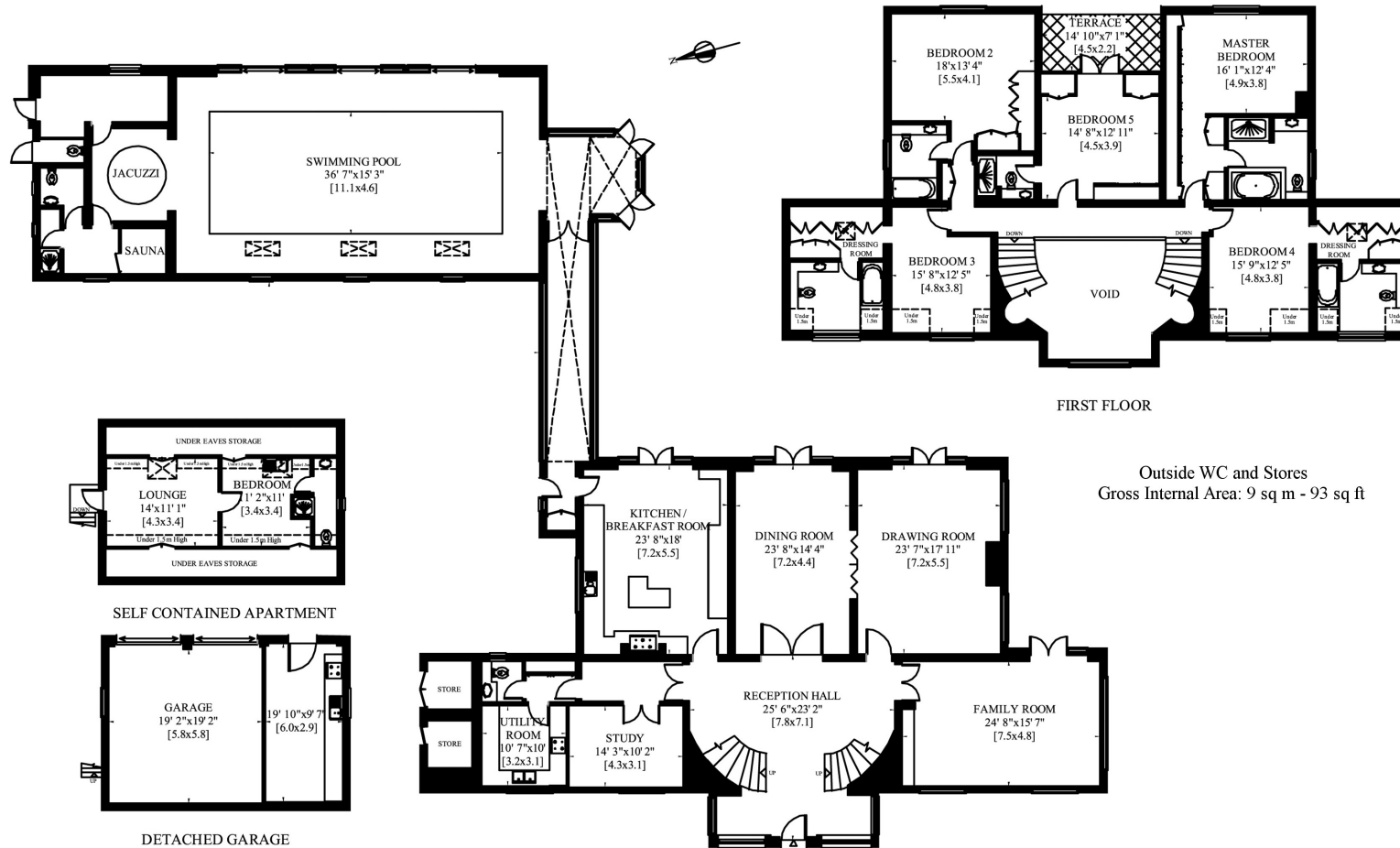
Galley Lane provides convenient access to the wide selection of shops and restaurants in Barnet, excellent road and rail links and a superb choice of first class schooling.

With facilities including 6 stables, tack room, barn and paddock, the house is ideal for those with a keen interest in all things equestrian, with Barnet Riding School also nearby. For the golf enthusiast, there are also a number of golf clubs within easy reach including Dyrham Park Golf and Country Club.

The house has undergone extensive refurbishment by the current owners and offers a high standard of finish ranging from the sweeping marble staircase to the fully integrated kitchen/breakfast room with a range of Miele appliances and Sub Zero fridge freezer. One of the main features of the house is the superb leisure facilities with indoor swimming pool, hot tub and sauna.

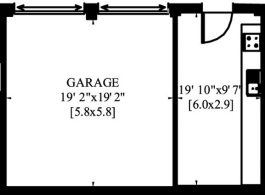
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Outside WC and Stores
Gross Internal Area: 9 sq m - 93 sq ft

SELF CONTAINED APARTMENT



DETACHED GARAGE

Gross Internal Area:
(Including Under 1.5m)
103 sq m - 1,114 sq ft
(Excluding Under 1.5m)
78 sq m - 819 sq ft

GROUND FLOOR

MAIN HOUSE

Gross Internal Area:
(Including Under 1.5m) 605 sq m - 6,507 sq ft
(Excluding Under 1.5m) 598 sq m - 6,431 sq ft

Floor Plan only for identification purposes only – not to scale

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
65	67		57	60	

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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NEW HOMES SHOWCASE

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