

Denham Cottage, Totteridge Common
Totteridge, London, N20 8LS
£6,950,000 Freehold

STATONS

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Bedrooms 5 | Bathrooms 5 | Receptions 4





Denham Cottage, Totteridge Common Totteridge, London



A magnificent discreet country house with an indoor swimming pool complex occupying an elevated position on the south side of Totteridge Common. Set in outstanding mature landscaped gardens and grounds of approximately 2.8 acres with astro turf tennis court and panoramic countryside views.

Built in 1992 and refurbished in 2005, the property is just under 12,000 sq ft of pure air conditioned elegance. The main house, with two wings, is approached by a regal drive which sweeps across Totteridge Common to double opening wrought iron gates that open onto a cobblestone courtyard.

Once inside the courtyard, which is flanked by two wings of garaging, a delightful arched canopied entrance portico, with double opening doors, provides an elegant entrance.

The entrance vestibule opens onto a double height reception hall with limestone throughout and a magnificent sweeping staircase. All principle rooms lead off from the hall which also includes the entrance to the indoor swimming pool complex.

A galleried landing provides access to all bedroom suites and the secret staircase in 'The Tower' enables a private route from the master bedroom suite down to the study and up to a sitting area with panoramic countryside views.

Externally, the rear terrace leads onto the tiered manicured and landscaped gardens and grounds with well stocked borders, mature trees, a circular 'secret garden', ponds, gazebo and ornamental walkways. To the right of the garden is the astro turf tennis court together with summer house. The front courtyard affords ample guest parking in addition to garaging for 5 cars.

The indoor pool complex, with its shaped pool and jacuzzi, is an ideal haven for relaxation. A curved bay at one end with a delightful sitting area has multiple doors that open onto the rear terrace. Whilst at the other end you can work out in the gymnasium and have a relaxing shower in the changing room.

Located just 9 miles from Central London, Totteridge is surrounded by open greenbelt countryside and offers a wealth of sporting facilities including South Herts Golf Club, Totteridge Tennis and Cricket Clubs and horse riding. Totteridge Green is home to the renowned and recently refurbished Orange Tree public house which dates back to 1665.

Totteridge underground station (Northern Line) is easily accessible as is the multiple shopping centre at Whetstone which includes Marks & Spencer, Boots, Waitrose and a number of high class boutiques and restaurants. Junction 23 of the M25, A1M and M1, which provide fast routes to all major airports are also within easy distance, as is Brent Cross shopping centre.

For more [houses for sale in Totteridge](#) please contact our Totteridge Office 020 8445 3694.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
100-105 kWh/m ² A			100-105 g/kWh A		
80-100 kWh/m ² B			105-120 g/kWh B		
65-80 kWh/m ² C			120-135 g/kWh C		
50-65 kWh/m ² D			135-150 g/kWh D		
35-50 kWh/m ² E	56	58	150-165 g/kWh E	53	54
20-35 kWh/m ² F			165-180 g/kWh F		
10-20 kWh/m ² G			180-200 g/kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Features Include

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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