



# GLENACRE

TOTTERIDGE COMMON | TOTTERIDGE | LONDON

# GLENACRE

Totteridge Common, Totteridge, London, N20

MAGNIFICENT GEORGIAN STYLE GATED MANSION OF CIRCA 10,500SQ FT SET IN BEAUTIFUL LANDSCAPED GARDENS AND GROUNDS WHICH ARE APPROACHING 1 ACRE, COMPLETE WITH INDOOR HEATED SWIMMING POOL AND SELF-CONTAINED GUEST/STAFF APARTMENT.

THIS HOME, WHICH WAS TOTALLY REBUILT IN 2007, HAS MANY INDIVIDUAL FEATURES WHICH INCLUDES THE PRIVATE LIFT TO THE MASTER SUITE, AND AN INCREDIBLE RECEPTION HALL ENTRANCE WITH A STUNNING SWEEPING FLOATING STAIRCASE.

GLENACRE WAS DESIGNED BY AWARD WINNING MAYFAIR INTERIOR DESIGN COMPANY 'PASSION FOR LUXURY'.

Double gates open onto a large courtyard for ample guest parking, plus a further set of gates that leads onto an internal courtyard with a triple width garage block with a one bedroom, self contained apartment above, which is ideal for an older child, guest, or live in staff.

Located just 10 miles from Central London, Totteridge Common, which is the area's premier address, 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. There is an excellent choice of schools in the area, both public and independent, which include Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's. Many schools operate their coach service through Totteridge with school coaches providing collection and delivery from The Orange Tree in Totteridge Village.

Totteridge underground station (Northern Line) and Mill Hill (Main Line), are easily accessible as is the multiple shopping centre at Mill Hill and Whetstone which includes Marks & Spencer, Boots and 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.





#### ACCOMMODATION INCLUDES: GROUND FLOOR

- Reception hall entrance with feature floating staircase
- Guest powder room with separate wc
- Lift to master bedroom suite
- Lounge with doors leading to outdoor fireplace and walled garden
- Dining room
- 2nd Lounge
- Study
- Cinema room/den
- Sitting room
- Games room and bespoke pewter bar
- Stainless steel & maple Poggenpohl fitted kitchen with Miele appliances
- Breakfast room
- Utility room
- Preparation kitchen with utility area

#### Pool complex

- Indoor heated swimming pool with separate Jacuzzi
- Steam room
- Sauna
- Cloakroom and shower
- Changing room

#### FIRST FLOOR

- Floating staircase to extensive first floor landing
- Master bedroom suite with en suite dressing room with Missoni upholstered tweed wardrobes, en suite bathroom with Pink Rose marble, freestanding bath, and hand painted mural walls by international artist Gez Taylor, Cappuccino marble wet area, tile vision TV surround sound speaker, en suite shower room, lift from ground floor, extensive sitting area opening onto large terrace/balcony overlooking the formal gardens
- Bedroom 2 with twin en suite dressing rooms with floor to ceiling high lacquer cupboards and storage, en suite bathroom, and spiral staircase with private access to bedroom 6
- Bedroom 3 with lapis and mother of pearl mosaic en suite bathroom, tile vision TV
- Bedroom 4 with en suite shower room/wet room
- Laundry/utility room

#### SECOND FLOOR

- Floating staircase with skylight above
- Bedroom 5 with en suite bathroom with CP Hart roll top bath and walk in wardrobes in the eaves
- Bedroom 6
- Bedrooms 5 & 6 can be combined to provide one large suite

## EXTERIOR

- Self Contained Apartment/Guest Suite (This ideally can be used for older children, guest suite, or staff accommodation)
- Private staircase with shower room rising to first floor landing
- Kitchen open plan to lounge
- Bathroom/wc
- Separate bedroom
- Triple width garage with 3 electric doors, plus store room

## Rear Garden

- Mosaic tiled garden room leading to canopied outside dining
- Landscaped mature gardens and grounds with lawn, terraces and well stocked shrub borders
- Extensive York stone terrace with covered area with terrace above
- Built in BBQ area
- Lily pond

## Front Garden

- Double gated entrance
- Sweeping drive with ample guest parking for up to 8 cars
- Haddonstone water feature

## SPECIFICATION

- Hand blown chandeliers by award winning lighting designer and sculptor Mark Brazier-Jones
- Air conditioning and underfloor heating throughout the property. Operational through Crestron system
- Botticino marble
- High lacquered snooker table
- Fibre optics stretched ceiling swimming pool, jacuzzi, steam and sauna, wet room and gym floor
- Bespoke pewter bar
- Cinema room/den
- Audio comms storage
- Lime finish wood flooring

## AV

- Creston throughout
- Lutron lighting throughout
- Surround sound speakers
- Touch panel and remote touch

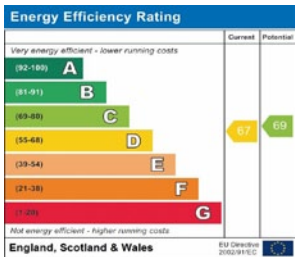
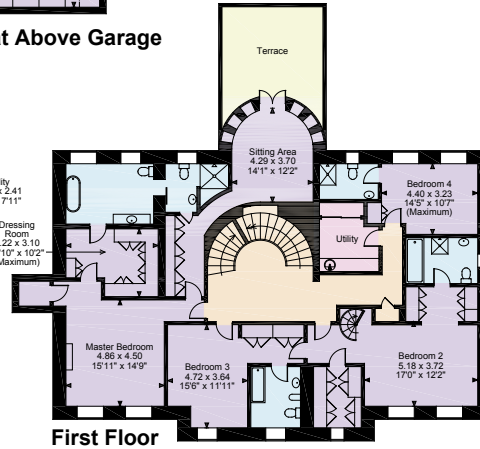
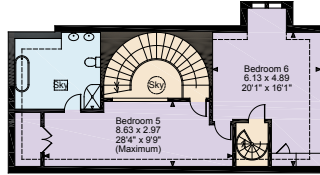
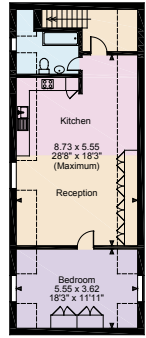
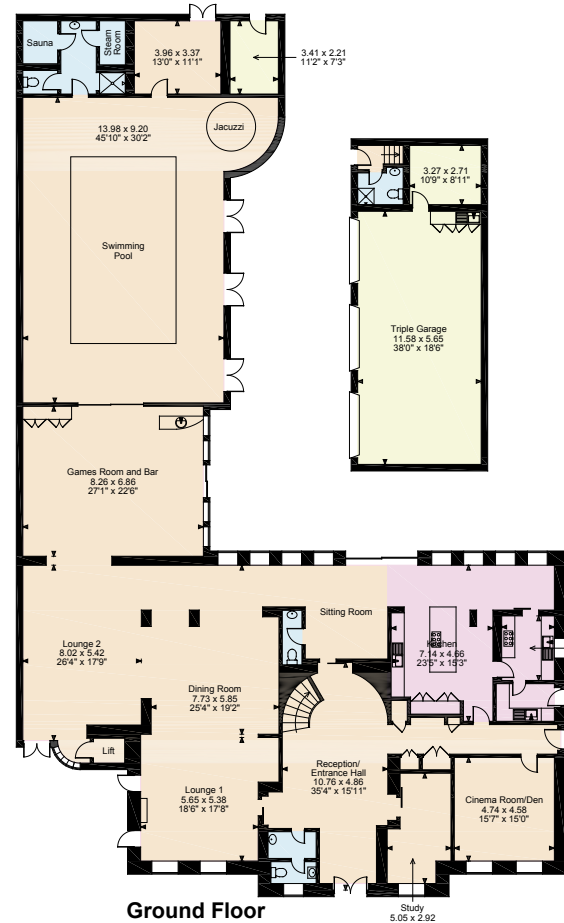
## Security

- Infra camera front and rear
- All bathrooms are fitted with Duravit and Hansgrohe



# TOTTERIDGE COMMON

Approximate Gross Internal Area  
 Main House = 9049 Sq Ft/841 Sq M  
 Triple Garage = 810 Sq Ft/75 Sq M  
 Flat Above Garage = 687 Sq Ft/64 Sq M  
 External Room = 80 Sq Ft/7 Sq M  
 Total = 10626 Sq Ft/987 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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## Disclaimer

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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