



glentree
INTERNATIONAL
020 8458 7311
www.glentree.com



TURNERS WOOD NW11



FREEHOLD. JOINT AGENT.

GUIDE PRICE £4,950,000.

ENTRANCE HALL: RECEPTION/DINING ROOM: KITCHEN/BREAKFAST

ROOM: LOUNGE: PRINCIPAL BEDROOM SUIT WITH DRESSING ROOM

AND EN SUITE BATHROOM: 5 FURTHER BEDROOMS (1 WITH EN SUITE):

2 FAMILY BATHROOMS: UTILITY ROOM: GUEST WC: GYM: SNUG: REAR

LANDSCAPE GARDEN: OFF-STREET PARKING: COUNCIL TAX BAND H



Nestled in one of the premier turnings off Wildwood Road and positioned directly opposite the Hampstead Heath Extension, this beautiful 'Arts and Crafts' house dates from 1917. This 6 bedroom link detached family home, designed by architect George Lister Sutcliffe sits on one of the most unique plots of land in the Suburb.

The property, which spans over 4000 sq ft, sits on 0.45 of an acre garden and is arranged over 3 floors. It also backs directly onto The Turners Wood bird sanctuary, a 5.9 acre ancient private woodland only accessed by a handful of residents. The garden features a terrace, tiered and well planted beds, a formal lawn with a small olive grove of 8 trees, leading onto a less formal, more meadow like area complete with gravelled French-Style outside dining and a 30ft children's rope swings and play area.



Internally, you are welcomed by an octagonal shaped entrance hallway with stone flooring and an incredible wooden oval staircase sitting centrally through the house. The accommodation comprises of kitchen breakfast room, a laundry room, a cloakroom, a well-proportioned family room/gym, and an exceptionally large, lateral 38' wide drawing room, spanning the entire width of the house that also leads out onto a terrace and the magnificent rear garden.

On the first floor there is an opulent 20' x 15' principal suite -a bedroom that leads into a large dressing room which in turn leads into an oversized en suite Aston Matthews bathroom with views over the rear garden and the woods. There is a library/reading room, 2 further bedrooms and family bathroom on this first floor. The second floor offers 3 further bedrooms, 2 of which are en-suite plus a 'sleepover room' in the eves.



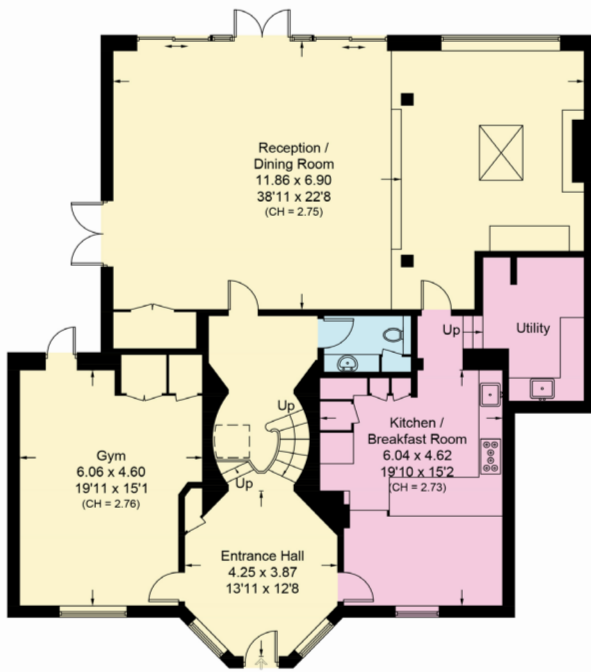




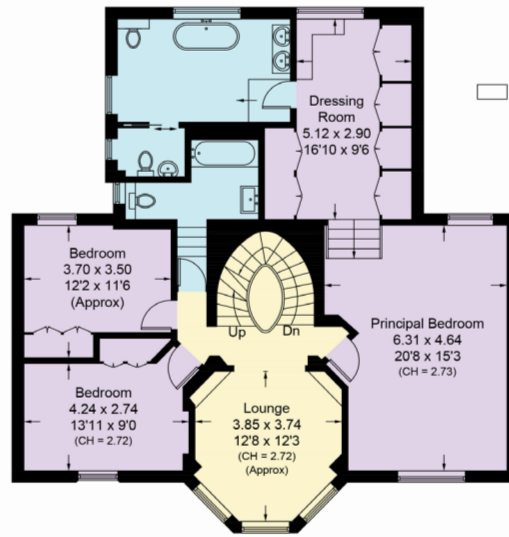


Turners Wood, NW11

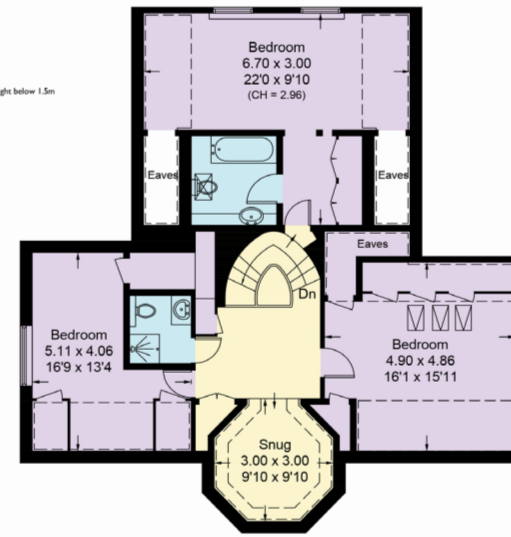
Approximate Area = 405.2 sq m / 4362 sq ft
 Including Limited Use Area (33.0 sq m / 355 sq ft)
 Garden Area = 0.45 Acre



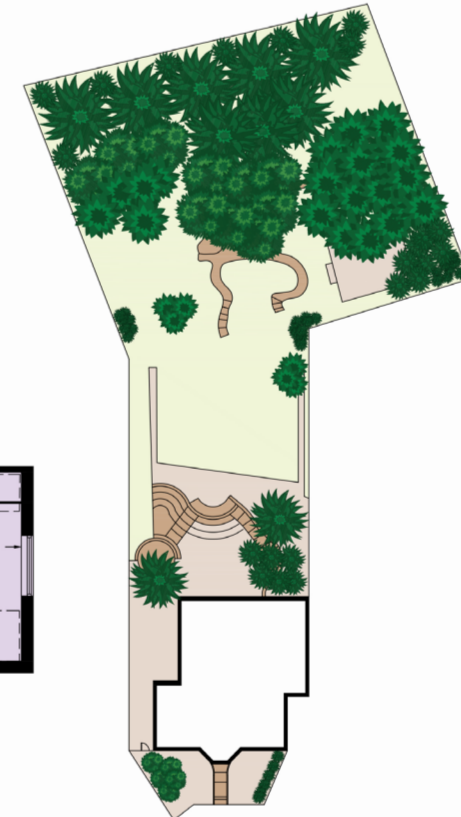
Ground Floor
 Approximate Area = 178.9 sq m / 1926 sq ft
 Including Limited Use Area (1.8 sq m / 19 sq ft)



First Floor
 Approximate Area = 119.1 sq m / 1282 sq ft



Second Floor
 Approximate Area = 107.2 sq m / 1154 sq ft
 Including Limited Use Area (31.2 sq m / 336 sq ft)



Site Plan

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.