



Totteridge Green, Totteridge, N20 8PH
Asking Price £2,950,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

A quintessentially English Grade II listed detached family home set in landscaped gardens and grounds approaching one acre in a prominent position with 50 ft frontage onto Laurel Farm Pond, and with countryside views to the rear.

Built circa 1650, Laurel Farmhouse is one of the original Totteridge farmhouses and occupies an enviable position on sought after Totteridge Green. The house offers a wealth of original features typical of the age of the house, that include sash windows, stripped wooden doors and exposed beams. Both front receptions boast feature fireplaces and, unusually for a house of this age, there is good ceiling height throughout.

The beautifully landscaped west-facing gardens are a particular feature of the property. A terrace runs along the rear, leading to a sweeping lawn with mature well-maintained flower beds. The garden has a series of ornamental ponds and a wide variety of shrubs and specimen trees, some of which date back to the mid-19th century. Beyond the flower gardens, is a large market garden area with greenhouses. A stable block with two stables and a tack room is adjoined by a coppice that fronts the Laurel Farm Pond. The property offers a peaceful and tranquil setting whilst offering convenient access to local amenities.

Totteridge is just ten miles from central London yet surrounded by green belt and offers a wealth of first-class sporting facilities including Totteridge Cricket Club and South Herts Golf Club. Totteridge has an excellent choice of both public and independent schooling with coaches providing collection from the Orange Tree in Totteridge Village. Nearby Whetstone offers a wide selection of shops and restaurants. Transport links are provided by Totteridge & Whetstone Underground Station (Northern Line), Woodside Park (Northern Line), and Oakleigh Park Station (Mainline) as well as bus routes. Good road links, with the M25, A1(M) and M1 all close by, give fast routes to major airports and central London.





Laurel Farmhouse, Totteridge Green, London, N20

Approximate Area = 3803 sq ft / 353.3 sq m (includes garage and excludes store)
 Limited Use Area(s) = 127 sq ft / 11.8 sq m
 Outbuilding = 301 sq ft / 27.9 sq m
 Total = 4231 sq ft / 393 sq m
 For identification only - Not to scale



Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced for Real Estates - REF: 894922.

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		
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



Real Estates Totteridge Office:
 32 Totteridge Lane
 Totteridge N20 9QJ

ll : 0208 445 3132
 e : info@realestates-wsp.co.uk
 w : www.realestates-wsp.co.uk