



LUMLEY
ESTATES

Brackenwood House

Burwood Place, Barnet



Situated within an exclusive gated enclave of just three prestigious homes, Brackenwood House is an exceptional Georgian-inspired detached residence occupying a private south-facing plot just off the highly sought-after Camlet Way in Hadley Wood.

KEY FEATURES



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Elegant Georgian Style Residence by Octagon

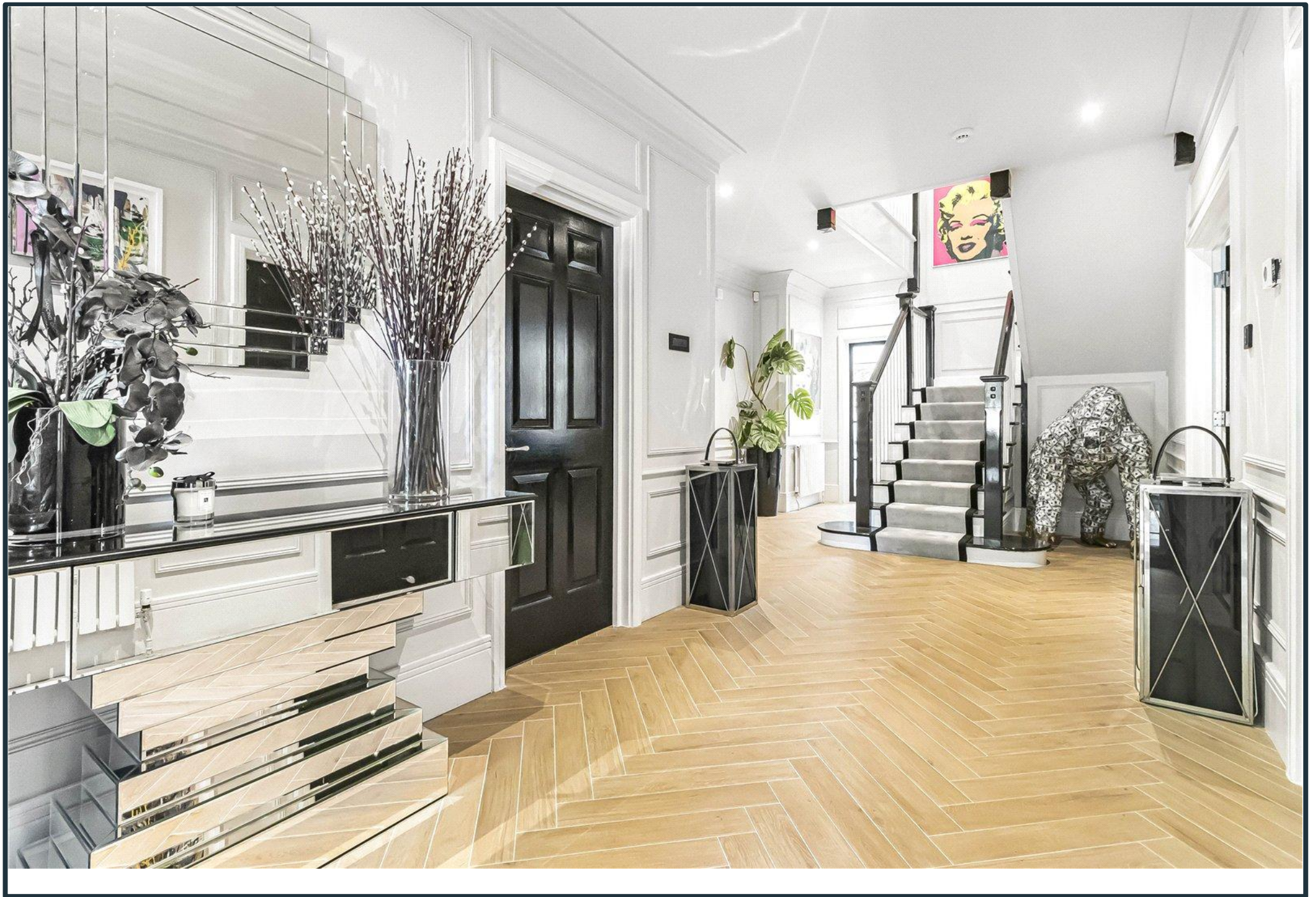
Secluded South-Facing Garden with Entertaining Terrace

Detached Double Garage with Office/Annex Above

Freehold

EPC D

Council Tax H





ACCOMMODATION

Originally built by the acclaimed developers Octagon, this impressive family home has been extensively redesigned and enlarged to create over three floors of beautifully appointed accommodation, perfectly suited to modern family living. Alongside its generous living space, the property also benefits from outstanding leisure facilities, including a luxurious spa-style swimming pool, gym/studio and a detached annexe, ideal as a home office or guest accommodation.

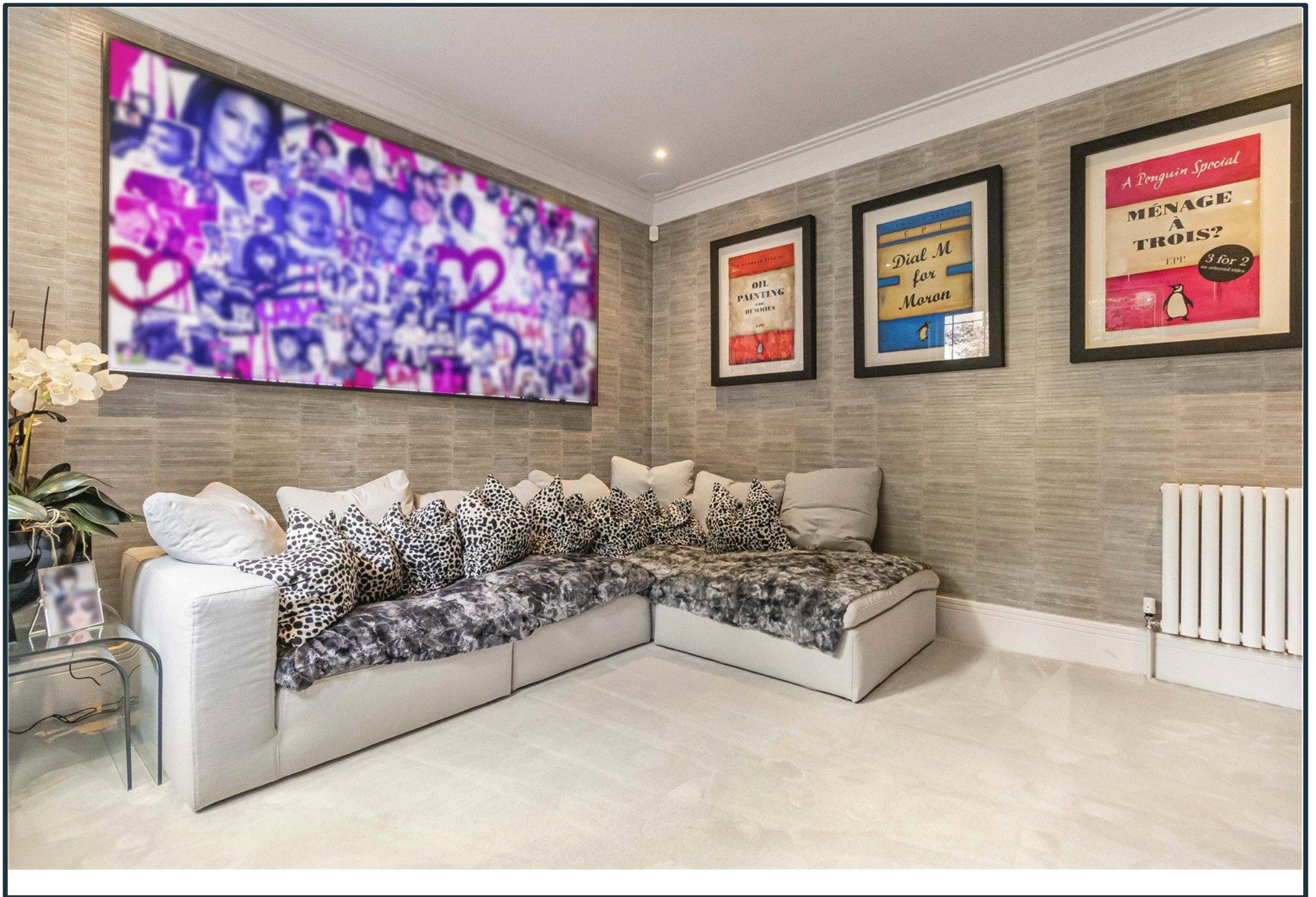
The welcoming entrance hall sets the tone, featuring elegant herringbone wood flooring that continues through to the heart of the home – an outstanding open-plan living space designed for both everyday family life and entertaining. The contemporary kitchen is finished to an exceptional standard with bespoke cabinetry, integrated appliances and a cleverly concealed pantry/utility room providing direct access to the garden. The kitchen seamlessly connects to the dining and family seating areas, creating a sociable and versatile environment, while glazed doors open into an additional reception room overlooking the rear garden. A separate television room, dedicated study and guest cloakroom complete the ground floor.

The first floor provides an impressive principal bedroom suite featuring a spacious dressing room and luxurious en-suite bathroom. There are three further generously sized double bedrooms, one of which benefits from its own en-suite, together with a beautifully appointed family bathroom.

The second floor offers excellent flexibility, comprising two additional double bedrooms, which could equally serve as a games room or hobby space, alongside a further family bathroom and useful loft storage.

Outside, the beautifully landscaped rear garden wraps around the property and enjoys a desirable southerly aspect. A generous terrace provides the perfect setting for outdoor dining and entertaining, while the spa-style swimming pool creates a private retreat for relaxation.

To the front, a substantial block-paved driveway offers parking for numerous vehicles and leads to a detached double garage. Above the garage is a self-contained annexe, ideal for guests, staff accommodation or working from home, while a separate gym/studio is positioned behind the garage.







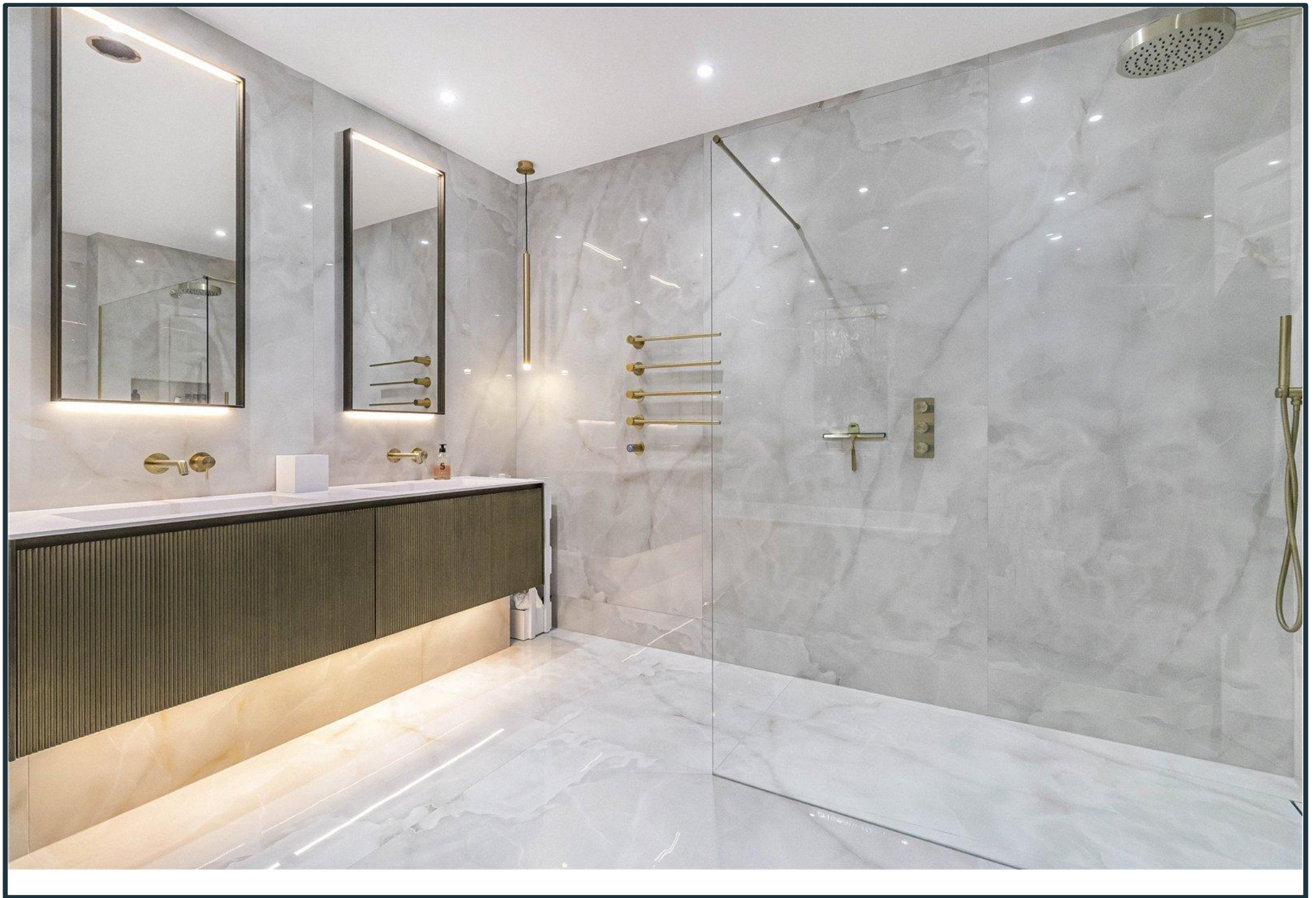


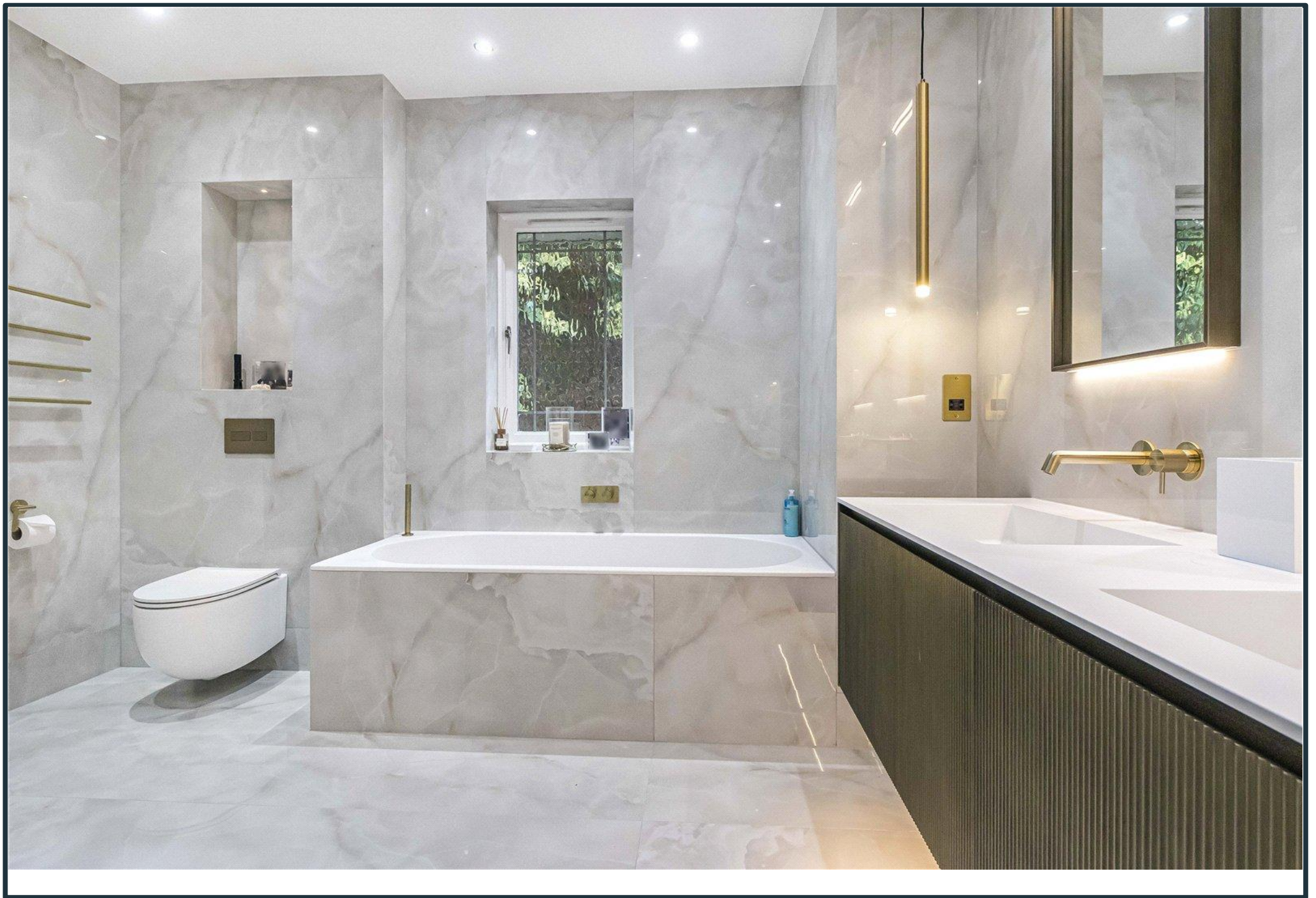


























LOCATION, LEISURE & AMENITIES

Brackenwood House is conveniently located approximately an eight-minute walk from Hadley Wood railway station, providing direct services into Moorgate and King's Cross in around 30 minutes. Cockfosters Underground Station and Junction 24 of the M25 are both approximately three miles away, offering excellent connectivity across London and beyond.

Residents also benefit from close proximity to Hadley Wood Golf Club and Hadley Wood Tennis Club, while the area is renowned for its selection of highly regarded independent and state schools, including Stormont, Lochinver House, St John's Preparatory School, Mill Hill School and Haberdashers' Boys' and Girls' Schools.



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