

# FOLLY FARM

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BURTONHOLE LANE  
LONDON NW7





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**MODERN COUNTRY  
HOUSE IN LONDON,  
SET IN APPROXIMATELY  
3.9 ACRES OF PRIVATE  
GREEN LANDSCAPE**

A unique opportunity to purchase a detached home on a site measuring circa 3.9 acres surrounded by farmland with incredible views.

The present owner achieved planning for a new build modern home (circa 8,500 square feet) with great entertainment areas and a 50 meter swimming pool.

The planning which has now lapsed was not implemented and a new owner can either reinstate the current planning or create a new home suitable to them in terms of design and layout.

The site benefits from unhindered views over the greenbelt. To have this outlook so close to central London is truly unique and a site such as this one very rarely comes to the market in London.

The existing home measures approximately 6,500 square feet with a 25 meter lap pool. There is a wildflower meadow and pond on the grounds that also attracts an abundance of bird and wildlife.



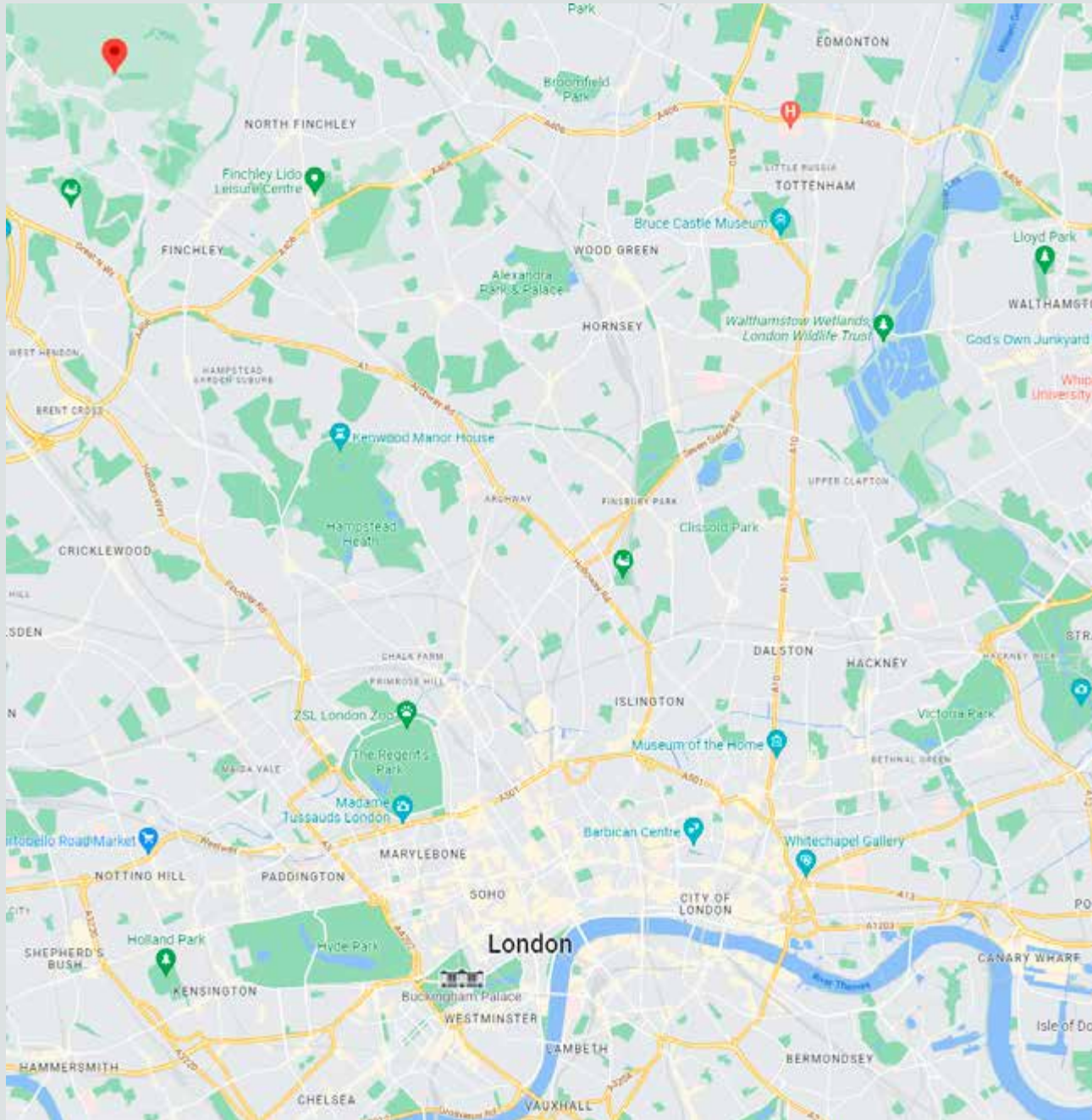












## LOCATION

Folly Farm whilst being secluded and totally private, is conveniently located approximately 2 miles from the local restaurants, cafés and shops on Mill Hill Broadway.

The property is approximately 2.6 miles from Mill Hill Broadway Overground Station and approximately 2 miles from the local bus station with convenient links into central London. Selfridges (London) is approximately 9 miles from the house. Furthermore there are several sought after schools within close proximity including, Mill Hill School, Belmont, Grimsdell and The Mount.





## ACCOMMODATION

- | Principle reception room
- | Open plan TV room and kitchen
- | Office
- | Gym
- | Sauna
- | Utility room
- | 2 Guest cloakrooms
- | 4 bedrooms
- | Dressing room
- | Bathroom
- | 3 shower rooms
- | Bedroom studio suite
- | Terrace
- | Swimming pool
- | Tennis Court
- | Garden and wildflower meadow
- | Private off street parking for multiple cars



## TERMS

Guide price: £6,495,000

Tenure: Freehold

Local Authority: London Borough of Barnet

Council Tax Band: H







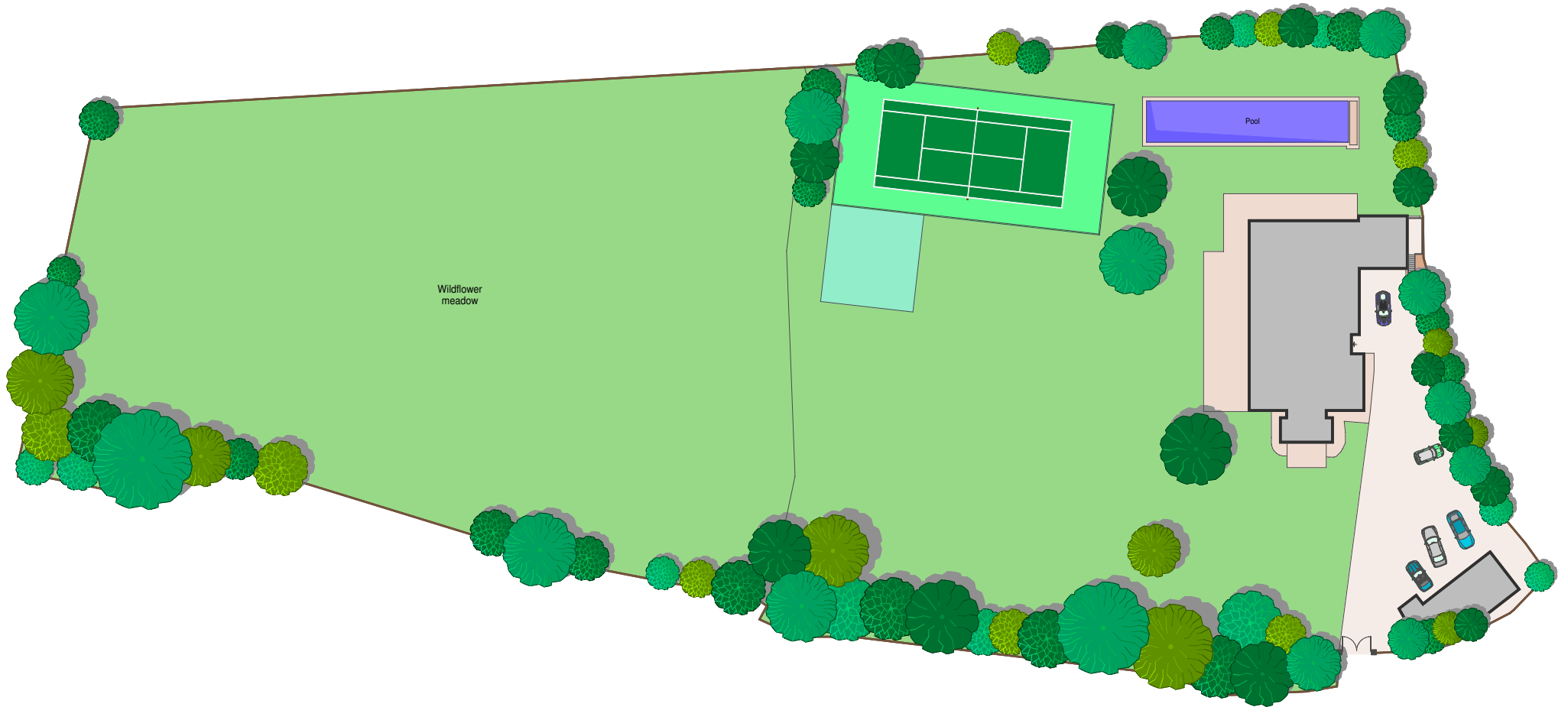
# EXISTING HOUSE

Gross internal area (approx):  
574.0 sq.m. (6,177 sq.ft.)



# EXISTING GARDEN

Site area (Approx):  
1.15 Hectares (2.8 acres)





CGI



CGI



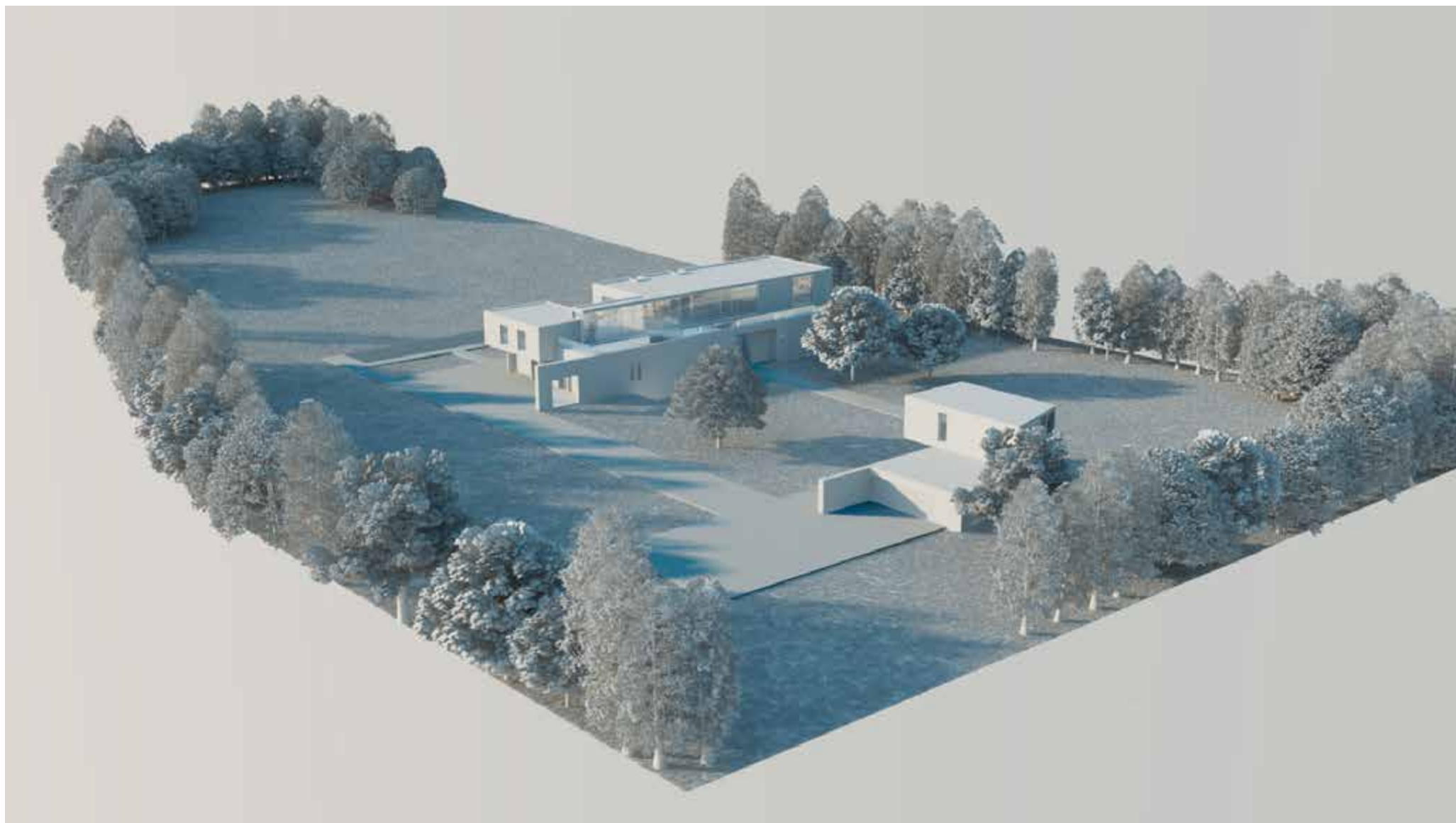
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CGI



CGI



# PROPOSED BASEMENT

Gross internal area (approx):

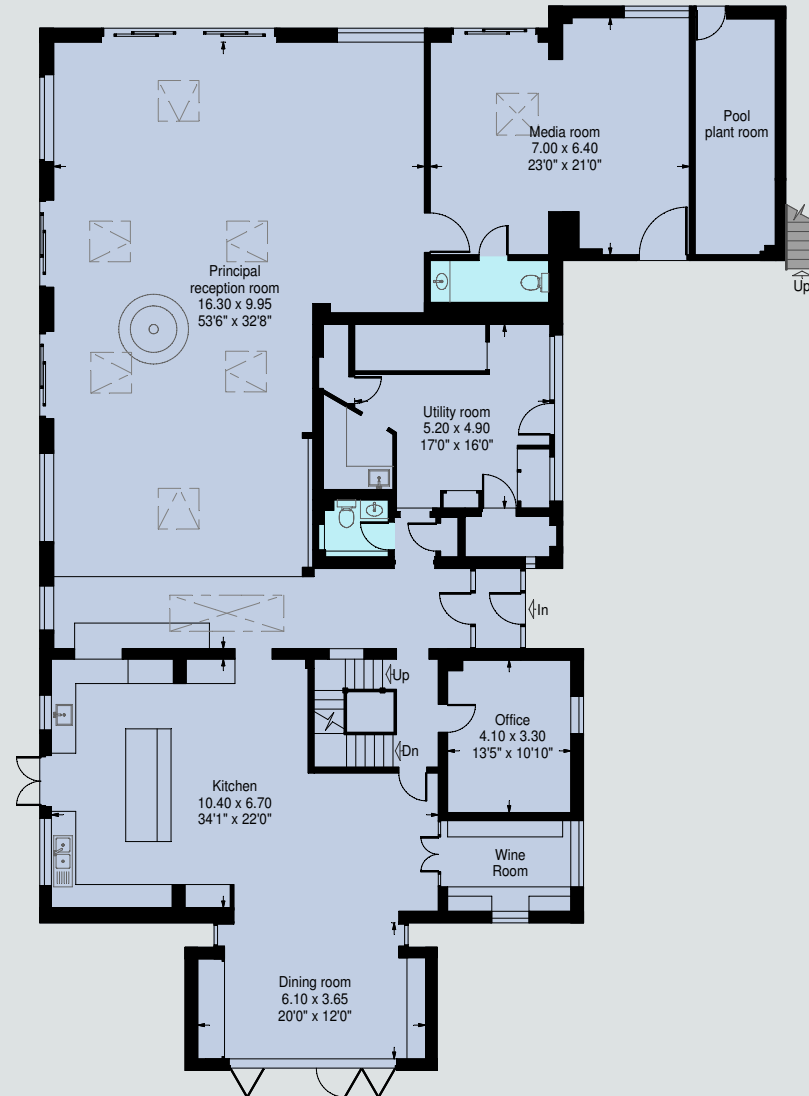
Basement - 306 sq.m. (3,293 sq.ft.)

Total - 880 sq.m. (9,470 sq.ft.)

(Including first floor - not shown)



Basement

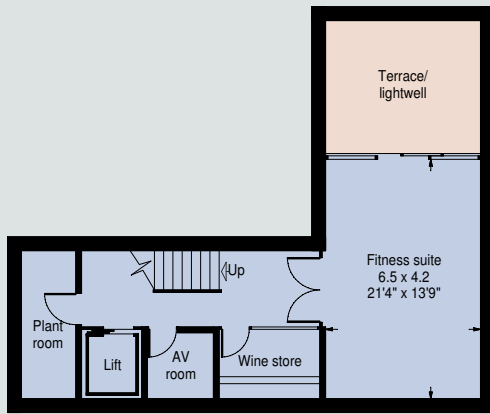


Ground floor

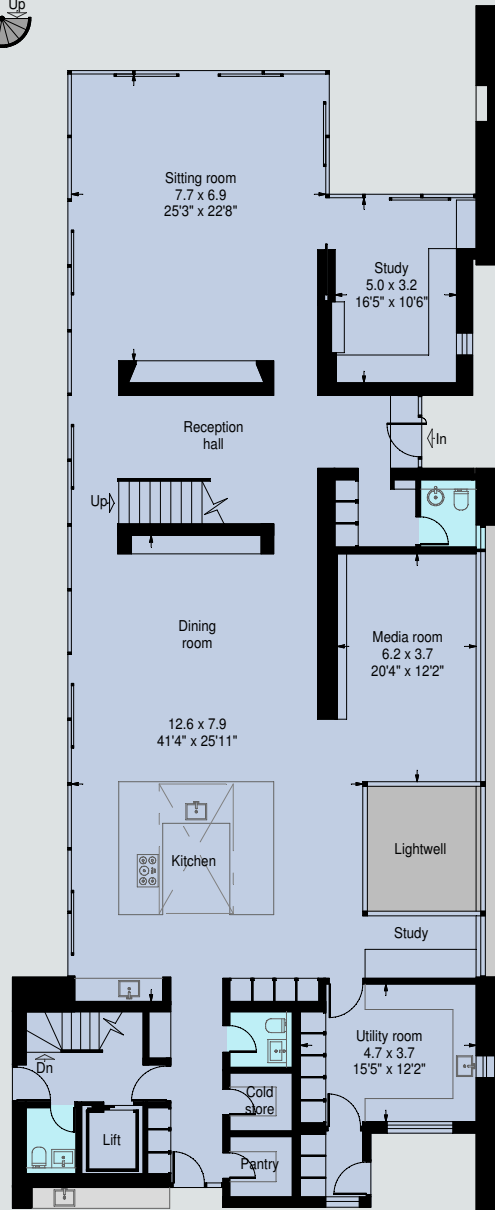


# PROPOSED HOUSE

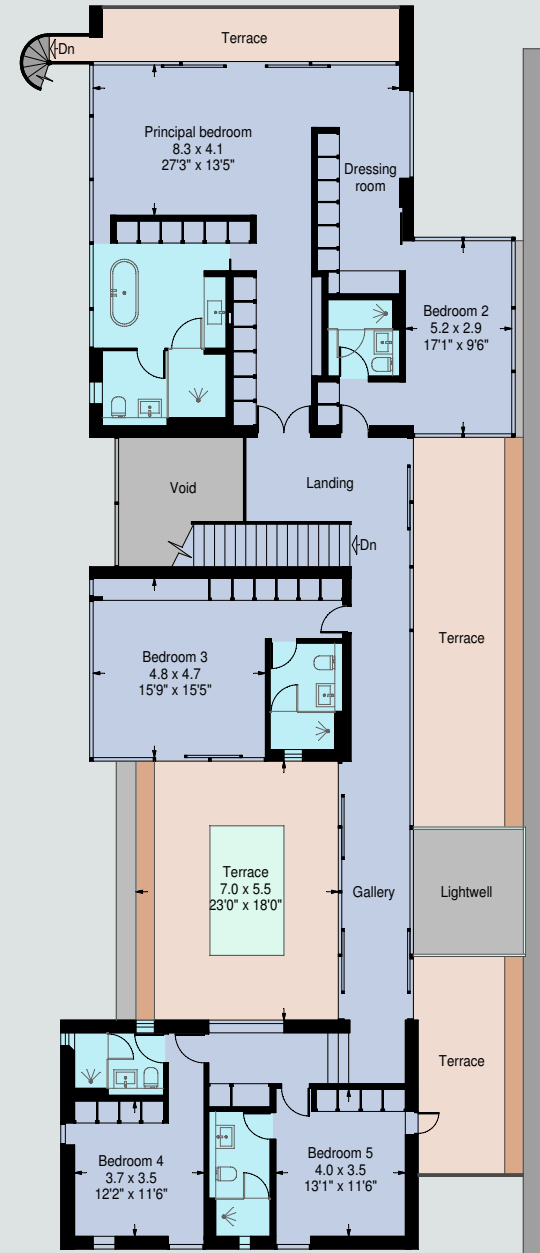
Gross internal area (approx):  
589.8 sq.m. (6,349 sq.ft.) Excluding void/lightwells



Basement



Ground floor



First floor

# PROPOSED GARDEN

Site area (Approx):  
1.15 Hectares (2.8 acres)







Viewing: Strictly by appointment with Knight Frank.

Important notice

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