



Glanleam Road, Stanmore HA7



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An exquisite, recently built residence occupying a substantial and unique plot backing on to woodland.

Acrefield is set behind secure electric gates on a discreet corner of Glanleam Road. On this expansive five-and-a-half-acre plot, a lateral villa of approximately 15,600 sq ft was built entirely by the current owner for their own family residence. The property currently comprises eight bedrooms and nine bathrooms, although it can be configured to allow for more accommodation if required.



**Guide price:** £9,999,500

**Tenure:** Freehold

**Local authority:** London Borough of Harrow

**Council tax band:** H

Also featured is a separate garage and outbuilding, indoor to outdoor pool and leisure complex, cinema room and 'granny annexe' consisting of a two bedroom apartment. At the end of the incredibly large private rear garden is a gate that opens on to a further woodland area - a truly remarkable and special offering.

## Location

This prestigious home is conveniently located near the local amenities of Stanmore and transport links into London. Stanmore Underground Station (Jubilee Line) and the M1, M25, and A41 are all nearby.

Leisure and recreational facilities include The Grove, Hartsbourne Country Club and Golf Course, David Lloyd, and the Village Fitness Centre. Nearby are excellent private and state schools, including Haberdashers, North London Collegiate, and St. Margaret's.

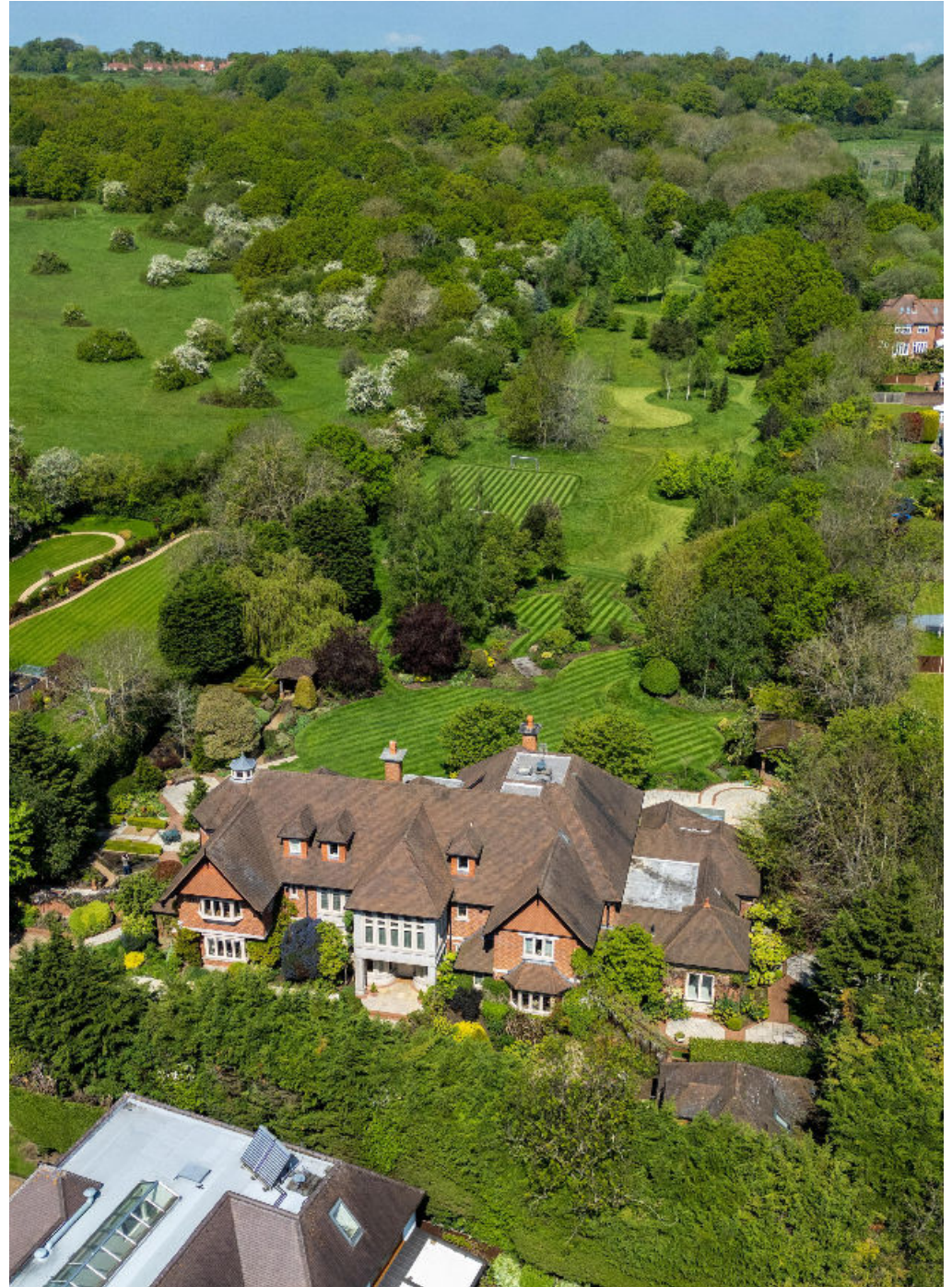
















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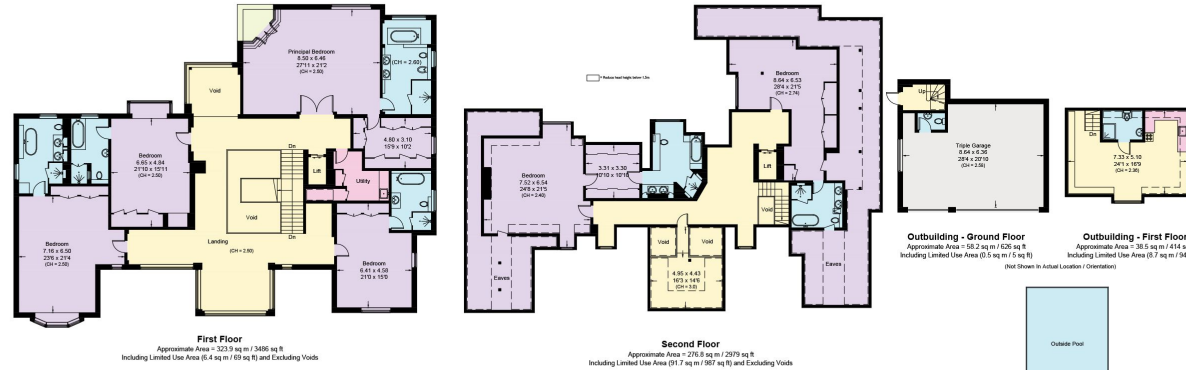
Approximate Area = 1352.8 sq m / 14560 sq ft

Outbuilding = 96.7 sq m / 1040 sq ft

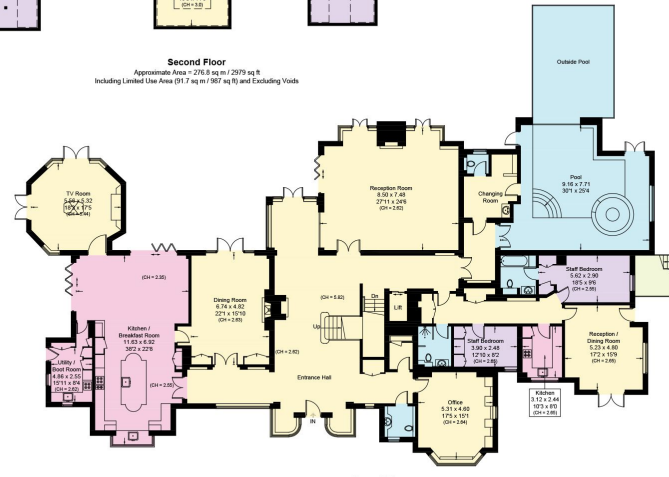
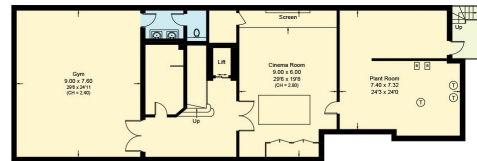
Total = 1449.5 sq m / 15600 sq ft

Including Limited Use Area (109.6 sq m / 1180 sq ft) and Excluding Voids

Approximate Area = 5.5 Acre



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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