



THE ORCHARD,
High Street, Mill Hill Village, London, NW7 1QY



The Orchard

Tucked away in the highly sought-after Mill Hill Village, this characterful detached residence is nestled within an acre and a half of beautifully private grounds. This secluded home is positioned along a peaceful lane, and is a true sanctuary, offering an exceptional blend of charm, space, and seclusion.

The property boasts an impressive layout, with generously proportioned living spaces that exude warmth and elegance. Large bay windows allow natural light to flood through, enhancing the home's inviting ambiance. A selection of 5 versatile reception rooms provides ample space for entertaining, relaxing, or working from home.

Upstairs, has 5 well-appointed bedrooms which offer a haven of comfort, with delightful views over the expansive gardens. The primary suite is a standout feature, complete with an en-suite and abundant storage, ensuring a serene retreat at the end of the day.

Beyond the interiors, the lush grounds present an incredible opportunity to create an outdoor oasis. Whether envisioned as landscaped gardens, an alfresco dining space, the potential is limitless.

A rare gem in an unparalleled setting, this residence is more than just a house—it's an opportunity to craft the dream home in an idyllic location.

Local Authority: Barnet
Tax Band: H
Tenure: Freehold



























































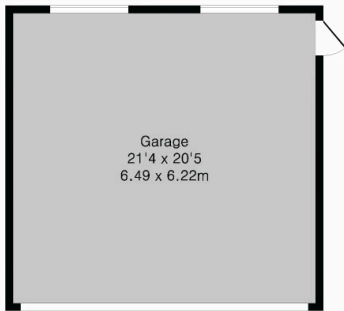
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 3430 sq ft - 319 sq m

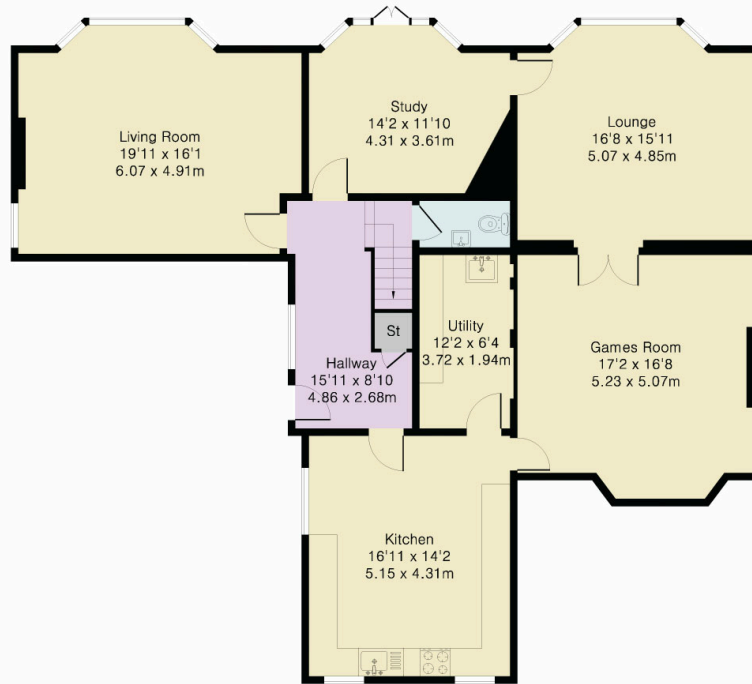
Ground Floor Area 1492 sq ft – 139 sq m

First Floor Area 1503 sq ft – 140 sq m

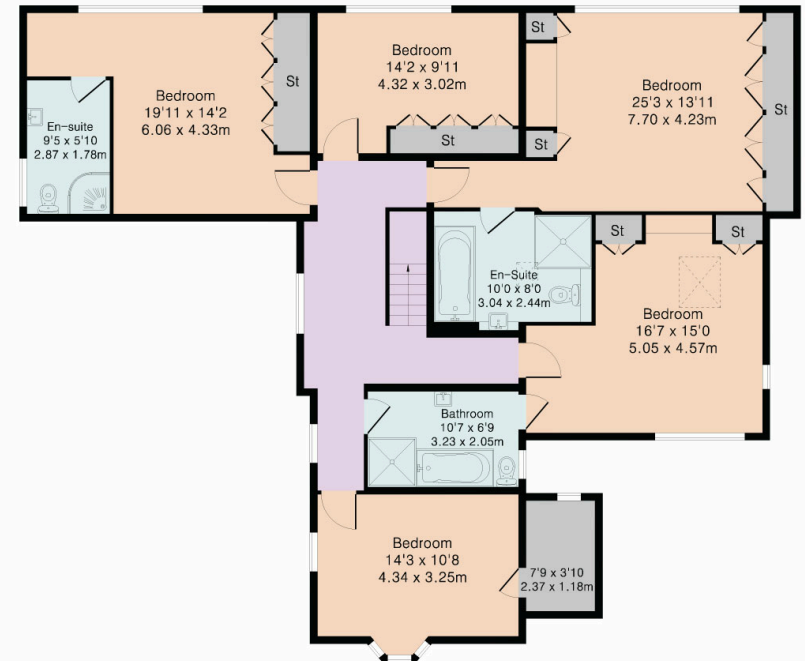
Garage Area 435 sq ft – 40 sq m



Garage



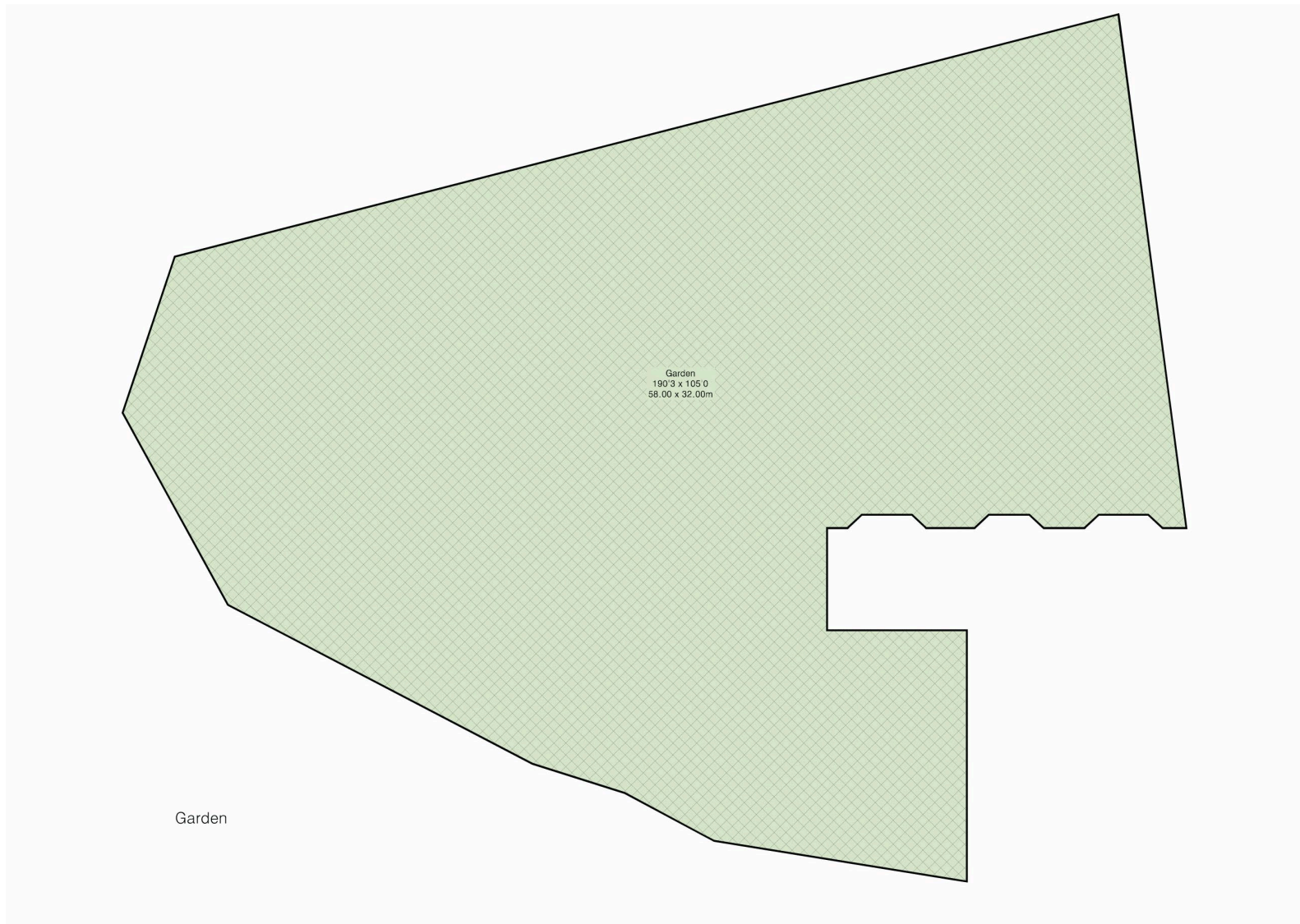
Ground Floor



First Floor



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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