

# Fallowfield, Stanmore, HA7

## Offers In The Region Of £1,395,000



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Site for sale with full planning consent for a striking contemporary 6,000 sq ft family home with potential to go up to 7,000 sq ft on a generous corner plot on the prestigious road Fallowfield.

The approved design features seven bedroom suites, a dramatic open-plan kitchen and dining area with double vaulted ceilings and a bridge walkway, plus a cinema room, study, gym, sauna, rooftop terrace, and substantial garage.

Many homes on Fallowfield have been redeveloped; this is the latest opportunity to create a landmark home, not to be missed.

Site for sale with full planning consent granted for the construction of an exceptional contemporary residence extending to approximately 7,000 sq ft, positioned on a substantial corner plot along one of the area's most prestigious private roads.

Chosen in 1950 as the original pick of the road for its outstanding orientation, the plot enjoys remarkable natural light throughout the day. From sunrise in the east to sunset in the west, sunlight travels uninterrupted across the breadth of the garden and into the principal living spaces, a rare and highly sought-after attribute.

The approved scheme provides for a beautifully designed family home of approximately 6,000 sq ft, with potential to extend up to 7,000 sq ft if desired, allowing flexibility to suit both practical and aspirational requirements. The layout is centred around a dramatic open-plan kitchen and dining space with striking vaulted ceilings and architectural detailing, designed for modern family living and entertaining.

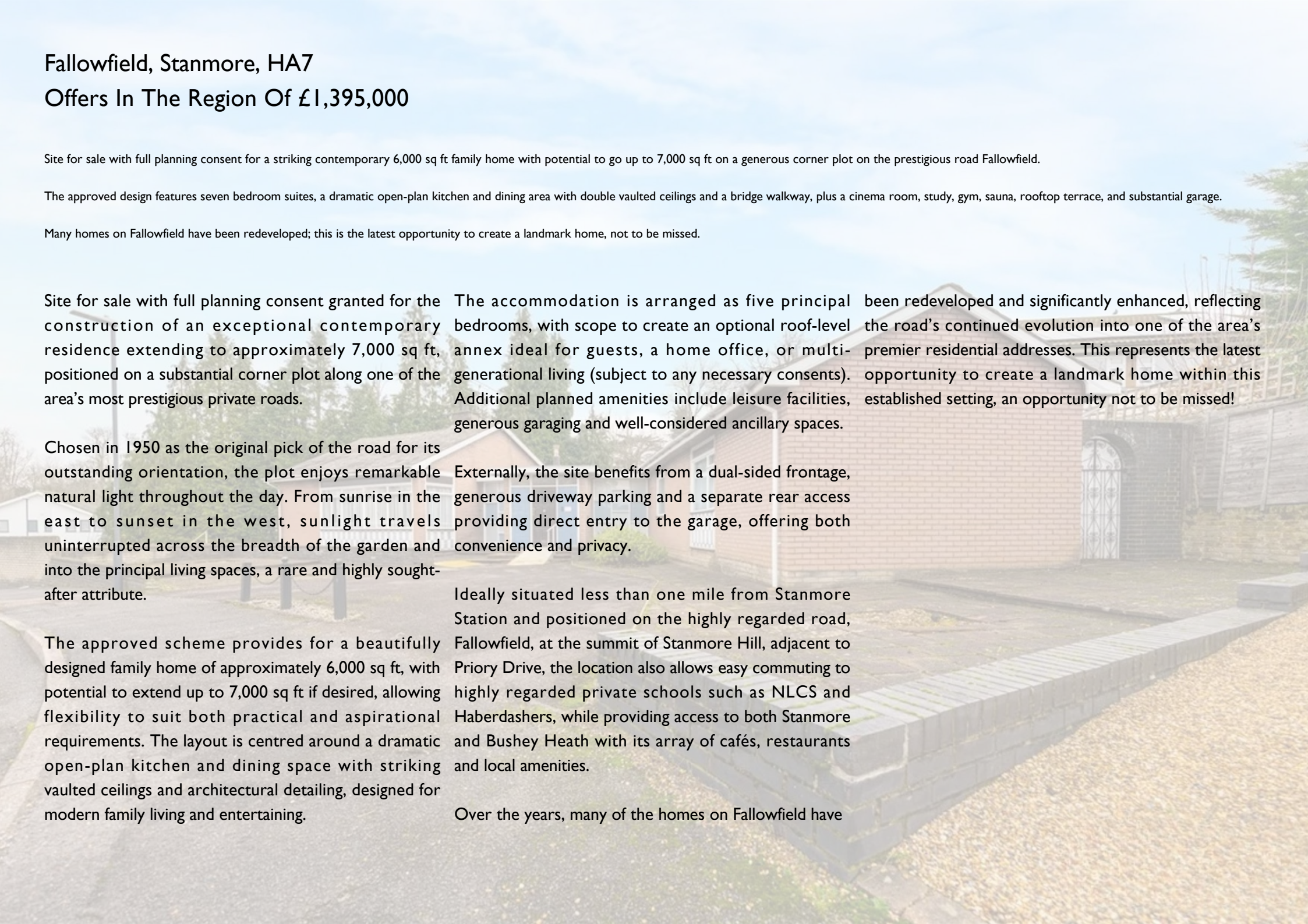
The accommodation is arranged as five principal bedrooms, with scope to create an optional roof-level annex ideal for guests, a home office, or multi-generational living (subject to any necessary consents). Additional planned amenities include leisure facilities, generous garaging and well-considered ancillary spaces.

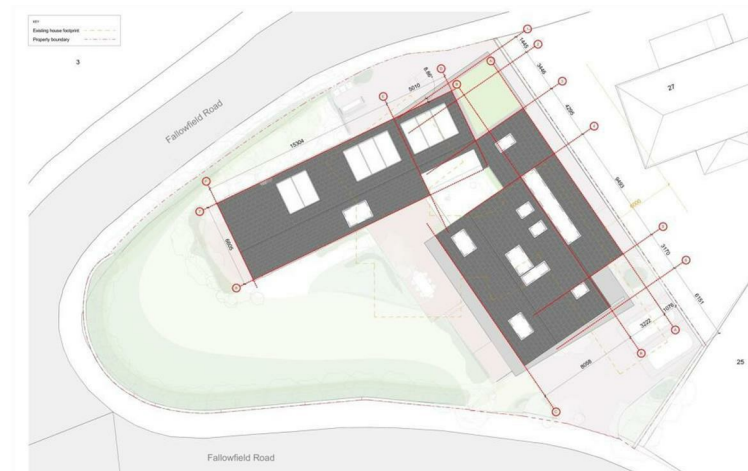
Externally, the site benefits from a dual-sided frontage, generous driveway parking and a separate rear access providing direct entry to the garage, offering both convenience and privacy.

Ideally situated less than one mile from Stanmore Station and positioned on the highly regarded road, Fallowfield, at the summit of Stanmore Hill, adjacent to Priory Drive, the location also allows easy commuting to highly regarded private schools such as NLCS and Haberdashers, while providing access to both Stanmore and Bushey Heath with its array of cafés, restaurants and local amenities.

Over the years, many of the homes on Fallowfield have

been redeveloped and significantly enhanced, reflecting the road's continued evolution into one of the area's premier residential addresses. This represents the latest opportunity to create a landmark home within this established setting, an opportunity not to be missed!





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	