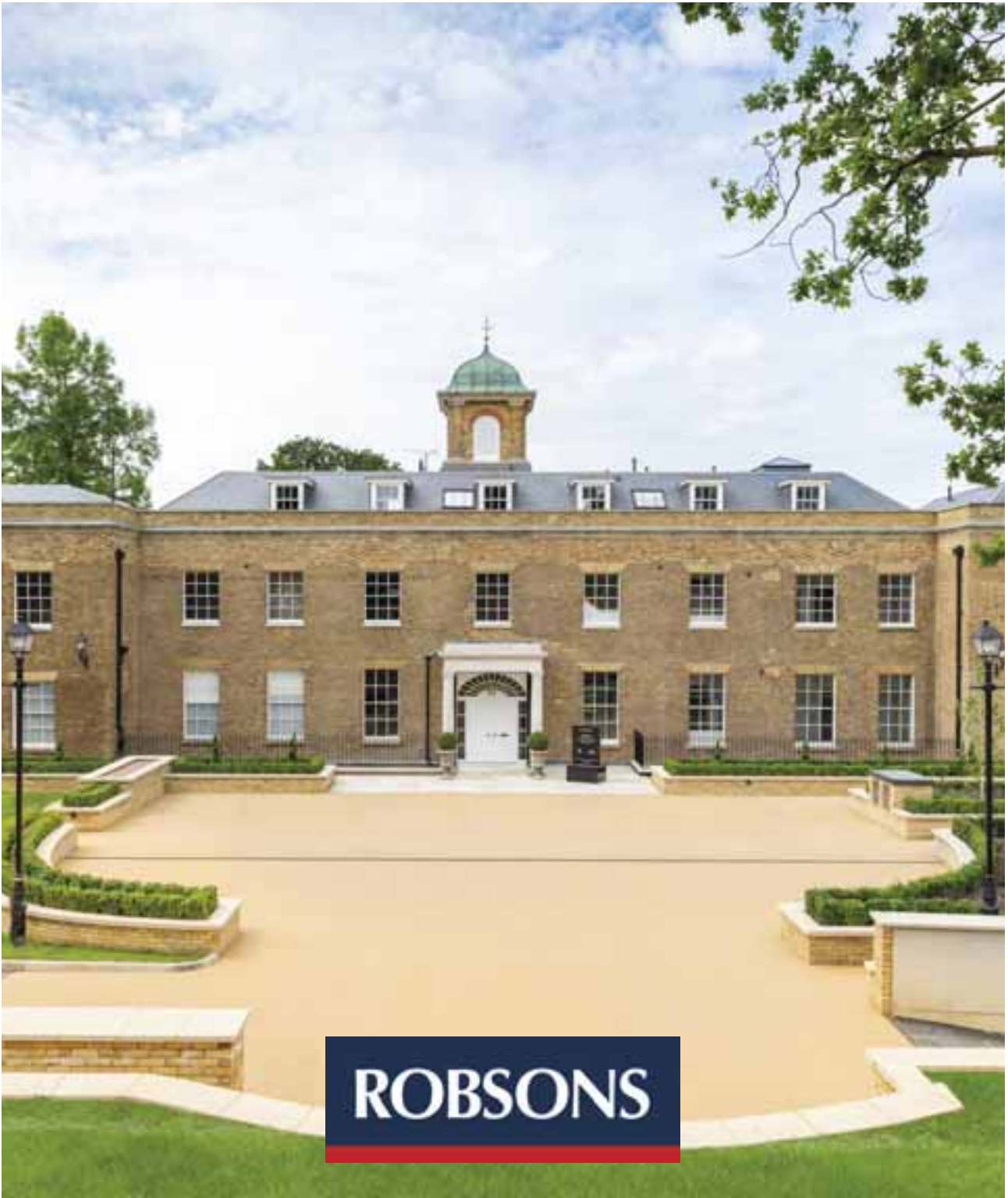


Robsons Estate Agents

Issue 4

Prestige

Property Collection





WELCOME TO METROLAND

Welcome to the latest edition of Prestige – our magazine that showcases some of the finest properties from across our network of eight Metroland offices.

The residential sales and new homes market remains very buoyant and has demonstrated that the demand for quality property remains positive and strong. The availability of attractive financing options and the underlying ethos of owning one's own home is ensuring that the future looks positive, particularly as we anticipate rapid economic growth and recovery over the next year.

The residential lettings market is also strong and is key in meeting demand from those who require the flexibility of renting rather than home ownership. Landlords and tenants are, more and more, choosing to let and rent using our fully managed services in order to benefit from the peace of mind of knowing that all aspects of a successful tenancy – financial, property maintenance, compliance and safety – are being looked after.

We are delighted to announce that our new 2500 square feet flagship office in Northwood is now open. It is our sixtieth anniversary celebrations in 2022 and the new office is certainly a far cry from the original wooden hut opened by Peter Robson in 1962.

The new office is prominently located at the junction of Green Lane and Maxwell Road, within a few strides of Northwood underground station and houses both our specialist sales and lettings teams under the one roof, replacing the separate branches that were operating in the town previously. This will greatly improve communication and develop further the synergy between the two operations.

With state of the art displays, including TV and video screens, the new showroom is the largest estate agency office in Northwood and represents the confidence that we have in the local area that we have served for nearly sixty years. The office has taken several months to plan and refurbish, and we are delighted that we are now fully open and operational.

The new office is set across two floors and will house all customer facing services and administration.

Whatever your property needs, we look forward to being of assistance.



WITHIN THIS EDITION



20

THE PERFECT CHRISTMAS ESCAPE

Some of Britain's finest festive breaks



44

GRAND DESIGNS

One-off model co-created by Paul Smith and MINI



58

NOW AND FOREVER

Jo Malone introduces a limited-edition English Pear & Freesia collection



ARCHITECTURE + PLANNING
& bespoke build

info@dusek.co.uk

01895 831 103

www.dusek.co.uk

the studio, moor house farm, lower road, higher denham, ub9 5en

Front cover image: Harefield Place, Ickenham, Middlesex. Published by TBC Publishing Limited, Telephone: 01763 810042. ©TBC Publishing 2021. All rights reserved. Reproduction is forbidden except by express permission of the Publishers. The content of this magazine is believed to be correct but its accuracy is not guaranteed and it does not form part of any offer or contract. TBC Publishing Limited cannot accept responsibility for any omissions or errors.

UNDER OFFER



South View Road, Pinner
Guide Price £2,900,000



An exceptional four bedroom, four bathroom family residence situated on the highly sought-after and exclusive Pinner Hill Estate. This grand family residence has been carefully refurbished to create an exceptional and modern home, whilst retaining the properties period features. Enjoying a peaceful and picturesque location, this property is just one of 115 established and individual family dwellings nestled within this private development. EPC E

Pinner Office
020 8866 8083



Pinner Hill, Pinner
Guide Price £1,899,000



Enjoying a peaceful and picturesque setting within the highly sought-after and exclusive Pinner Hill estate, this three bedroom, detached home offers an abundance of space for the family to enjoy. The property occupies a generous size plot with ample scope to extend (STPP). Externally the property boasts an exceptional rear garden with picturesque views over Pinner Hill golf course, and a large driveway to the front. EPC E

Pinner Office
020 8866 8083



Moss Lane, Pinner
Guide Price £1,950,000



This beautifully extended four bedroom, four bathroom family home is situated in one of Pinner's premier roads and provides flexible accommodation set over three floors. The ground floor comprises an inviting entrance hall, a dining room with a bay window to the front, an office and a spacious living room with French doors into the garden. EPC C

Pinner Office
020 8866 8083

Legal Services for Local People



We specialise in advice on residential conveyancing, commercial property, wills, trusts, probate and powers of attorney.

For over 60 years we have been providing legal advice and services of the highest quality to businesses, families and individuals in and around Pinner and throughout the country.

A large part of our business comes by way of recommendation from existing clients. We provide a friendly and efficient service and we ensure that each matter is handled promptly, your questions are answered and legal procedures are explained.

UNDER OFFER



Hillside Road, Pinner
Guide Price £1,575,000



Occupying an exceptionally large plot within the highly sought-after, and exclusive Pinner Hill Private Estate, is this rarely available four bedroom, detached family residence offering immaculate interiors throughout and a stunning rear garden. Pinner, Northwood and Northwood Hills can be found close by offering an array of boutique shops, restaurants, coffee houses and popular supermarkets. EPC D

Pinner Office
020 8866 8083

UNDER OFFER



Waxwell Lane, Pinner
Guide Price £1,395,000



An imposing and charming grade II listed family home set within the heart of Pinner Village. Rarely available to the market, this one of a kind property offers a wealth of character throughout, and provides spectacular living accommodation across two floors, including additional space which could be used for commercial purposes.

Pinner Office
020 8866 8083



Burwood Avenue, Pinner
Guide Price £1,150,000



A sophisticated and spacious four/five bedroom character home, offering well-appointed interiors throughout, with the potential to create additional living space in the loft. The ground floor comprises a bright and welcoming spacious entrance hallway with a guest cloakroom, a front aspect dining room with an exposed brick fireplace, and a large living room featuring an exposed brick fireplace and a bay window. EPC C

Pinner Office
020 8866 8083

robsonswb.com
10

At First Financial we're in our third decade of providing tailored mortgage advice and guidance.

We've helped generations of families and businesses to find their way through a variety of mortgages, property finance, life and critical illness cover and much more.

We've built an accomplished team of experienced advisers who specialise in finding and securing the right outcomes for a diverse portfolio of clients.

Client relationships are what set First Financial apart, so we'd love to hear how we can help you.

020 8416 0111
hello@firstf.co.uk
firstf.co.uk

89 Stanmore Hill,
Stanmore, Middlesex,
HA7 3DZ



**UNDER
OFFER**



Eastcote Road, Pinner
Guide Price £870,000

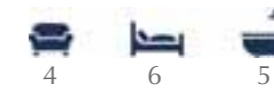


A well maintained three bedroom detached home with attractive features throughout, offering generously proportioned interiors, beautifully presented front and rear gardens, and scope to extend (STPP). This property is located in a prime location close to local amenities, schools and excellent transport facilities, perfect for families seeking a property in a convenient location. EPC E

Pinner Office
020 8866 8083



Nicholas Way, Northwood
Guide Price £3,850,000



Positioned in the private part of one of Northwood's most prestigious roads within the popular Copse Wood estate, this 6150sqft 6 bedroom, 5 bathroom detached family home has been lovingly maintained and sits on a plot approaching 0.619 acre. Accessed via the gated carriage drive way with triple garaging. Beautifully manicured garden with mature borders and a wooded area. EPC C

Northwood Office
01923 835355

ROBSONS



Lindley House, Woodside Walk, Northwood

Guide Price £3,250,000



An exceptional detached family home comprising of seven bedrooms, five bathrooms, five reception rooms, cinema and games room, large kitchen and breakfast room and two w/c's. The property is presented to a modern finish throughout and intelligently arranged over three floors with accommodation approaching 5,650 sq ft. EPC C

Northwood Office
01923 835355

robsonswb.com
14

From beds to bears. We move and store with care.

We are an award winning family run business, providing a personalised removal and storage service for homes and businesses in and around the South East.

For a FREE no obligation quote visit clarksofammersham.co.uk or call

01494 774186



**CLARKS
OF AMERSHAM**
Removals & Storage





Davenham Place, Northwood
 Guide Price £2,495,000

3 6 5

A 6/7 bedroom, 5 bathroom detached residence, situated in a modern gated development. This substantial family home offers nearly 4500 sqft of accommodation over three well-appointed levels. The secluded rear garden is mostly laid to lawn with flowerbed borders, plus a large paved patio area, ideal for outdoor entertaining. A driveway to the front provides ample off street parking and access to the double garage. EPC C

Northwood Office
 01923 835355



Netherby Cottage, Nicholas Way, Northwood
 Offers in Excess of £2,250,000

3 4 2

This is a unique opportunity to create your dream home in arguably one of Northwood's most sort after locations. Comprising of four bedrooms and four reception rooms set in a mature attractive plot approaching .75 of an acre within a gated turning of just three houses within the popular Copse Wood Estate. EPC E

Northwood Office
 01923 835355



The Perfect Christmas Escape

Staying in a luxury country house hotel for Christmas will make Christmas feel truly special. From open fires to gala dinners, carol singing, festive films, games and quizzes, presents, Christmas decorations, bracing Boxing Day walks and even maybe a visit from Father Christmas himself, Christmas at a luxury hotel is a memorable occasion (and best of all – no washing up). Here are some of Britain’s finest festive breaks to get you into the festive spirit – book early if you want to be sure of your favourite choice.

Left: Pennyhill Park, Surrey. Below: Grantley Hall, Ripon, North Yorkshire



Pennyhill Park, Surrey

The hotel: 124-bedroom luxury hotel with one of the finest hotel spas in the country, covering 45,000 sq ft and with eight indoor and outdoor pools.

The Christmas package: Start the celebrations off with Champagne and canapes drink and four or six-course Christmas Eve dinner. Christmas Day starts with a fitness class for the more active followed by Christmas lunch with live entertainment, then relaxing before a light buffet supper and festive quiz. Enjoy relaxing in the spa on Boxing Day or try archery or shooting before a drinks reception and social dinner followed by casino games.

Cost of Christmas 2021 at Pennyhill Park: From £2,200 for the two night package or from £2,790 for three nights based on two people sharing.

Grantley Hall, Ripon, North Yorkshire

The hotel: Grantley Hall is a hidden jewel of the Yorkshire Dales, with 47 bedrooms, four restaurants, five bars and a top spa and elite luxury gym and fitness space.

The Christmas package: Grantley Hall’s top spa and gym will be available throughout to counter the indulgence of festive dining in the hotel’s restaurants as well Champagne receptions, mulled wine, mince pies and evenings packed with entertainment.

Cost of the Christmas package at Grantley Hall 2021: Prices from £3,800 per room based on two sharing.





Palé Hall, North Wales

The hotel: Palé Hall is an 18-bedroom AA Five Red Star, Relais & Chateaux destination luxury country house hotel in the tranquil Dee valley.

The Christmas package: Enjoy chef Gareth Stevenson's signature five-tasting menu with matching wine flights on Christmas Eve, with a sumptuous Christmas Day lunch with matching wines and relaxed evening buffet with festive films and board games. On Boxing Day explore nearby Bala Lake and then relax in the evening with a three-course a la carte dinner.

Cost of Christmas 2021 at Palé Hall: Three nights from £1,775 based on two people sharing.

Lympstone Manor, Devon

The hotel: A Grade 2-listed 21-bedroom Georgian manor house with 28 acres and Michelin-starred chef Michael Caines.

The Christmas package: Arrive on Christmas Eve to enjoy a festive Brass Band performance with traditional carols, mince pies and warming mulled wine followed by an evening of gastronomic delights with Michael's signature eight course tasting menu. There's a champagne breakfast on Christmas Day, followed by a five course Christmas lunch menu. On Boxing Day there's a guided vineyard tour and wine-tasting before a relaxed a la carte dinner.

Cost of Christmas 2021 at Lympstone Manor: Three nights from £905 per night based on two people sharing.

Manor House, Wiltshire

The hotel: Splendid historic manor house with beautiful grounds in the heart of picture-perfect Cotswolds village Castle Combe.

The Christmas package: Start with a festive cream tea and Champagne and canape reception before a four-dinner Christmas Eve dinner and wine at Manor House's Michelin-starred Bybrook restaurant. On Christmas Day a traditional Christmas Dinner will be served in the Bybrook restaurant followed by a light evening buffet. On Boxing Day after breakfast try your hand at clay-pigeon shooting before Champagne cocktails and a four-course gourmet dinner.

Cost of Christmas package 2021 at Manor House: Three night stay from £2,300 or four nights from £2,550 per room based on two sharing.



Ockenden Manor, West Sussex

The hotel: In the pretty village of Cuckfield, 28-room Ockenden Manor combines the history of an Elizabethan manor house with a first-class modern spa.

The Christmas package: A three-day Christmas stay here is a truly festive affair, including sparkling wine reception with carols, the option of Midnight mass at the nearby church, six course Christmas Day lunch and a Boxing Day gourmet dinner with magician entertainment – plus full use of its award-winning spa and swimming pools throughout the stay.

Cost of Christmas 2021 at Ockenden Manor: From £1,085 per person based on two sharing.

“Arrive on Christmas Eve to enjoy a festive Brass Band performance with traditional carols, mince pies and warming mulled wine followed by an evening of gastronomic delights with Michael’s signature eight course tasting menu.”

Lympstone Manor, Devon

Right: Ockenden Manor, West Sussex

Below: Manor House, Wiltshire



Bovey Castle, Dartmoor National Park, Devon

The hotel: A stunning but welcoming grand historic hotel in the heart of Dartmoor.

The Christmas package: Bovey Castle transforms into a ‘Winter Wonderland’ every year and the setting couldn’t be grander. The three-night Christmas package includes cider and sloe gin making, carol singing, brass rubbing, a golf tournament, ferret racing, treasure hunt and black tie gourmet dinners with entertainment in the Great Western Restaurant.

Cost of Bovey Castle’s Christmas package 2021: From £900 per room for a three-night stay based on two sharing, single rooms also available.

Luton Hoo, Bedfordshire

The hotel: A luxurious grade 1 listed, five star luxury hotel set in a 1,065 acre estate with a championship golf course and fleet of London taxis to ferry guests around.

The Christmas package at Luton Hoo: Christmas festivities at this historic hotel include Champagne afternoon tea, food and wine quizzes, treasure hunts, clay pigeon shooting and of course, all the traditional Christmas dining options in its opulent Wernher restaurant.

Cost of Luton Hoo’s Christmas package 2021: From £995 per person for three nights or from £1,100 per person for four nights based on two sharing.

Fawsley Hall, Northamptonshire

The hotel: Dating back to the 1500s the hotel blends heritage with modern interiors and is set in a 2,000 acre estate with gardens designed by Capability Brown.

The Christmas package: Guests can look forward to some true indulgence in both the hotel’s spa and the restaurant throughout the three-day Christmas package at Fawsley Hall, with traditional festive meals, classic films, Christmas games and afternoon tea in the stunning Grand Hall.

Cost of Christmas package at Fawsley Hall 2021: Two nights from £1,440 per room or three nights from £1,835 based on two sharing.



This page: Bovey Castle, Dartmoor National Park, Devon



Glenapp Castle, Ayrshire, Scotland

The hotel: Luxury, award-winning 21-bedroom five-star hotel in Ayrshire, Scotland in a breath-taking setting.

The Christmas package: With live music throughout, a Christmas stay at Glenapp is full of atmosphere, with gourmet dinners, a Glenapp piper, falconry displays and a true Scottish ceilidh, not to mention performances on the hotel's baby grand piano. Boxing Day activities include clay pigeon shooting, archery and treasure hunts and the Glenapp harpist will play over the final three-course gourmet dinner.

Cost of Christmas at Glenapp Castle in 2021: From £3,945 per room based on two sharing.



Whatley Manor, Wiltshire

The hotel: Quintessential country house hotel with its own two Michelin-starred restaurant, top spa and beautiful ornate gardens.

The Christmas package: Four days of indulgence and celebration await guests at Whatley Manor including the Chef's Menu dining experience from two-Michelin-starred chef Niall Keating. Enjoy festive films at Whatley Manor's private cinema plus wine-tasting and a Boxing Day four-course black tie Gala dinner followed by dancing.

Cost of Christmas 2021 at Whatley Manor: From £4,150 per room including full use of spa based on two sharing.



Left: Whatley Manor, Wiltshire

Above: Glenapp Castle, Ayrshire, Scotland

Seaham Hall, Durham

The hotel: Five-star all-suite boutique hotel and spa on Durham's heritage coast.

The Christmas package: Begin your break with Champagne afternoon tea followed by a three-course dinner, then an indulgent breakfast delivered to your suite on Christmas Day, followed by Champagne and canapés reception and five-course traditional Christmas Day lunch with all the trimmings well as a visit from Santa. Guests also get a 60-minute spa treatment and use of the award-winning spa during their stay.

What it costs to spend Christmas 2021 at Seaham Hall: From £997.50 per person based on two sharing.



Above: Seaham Hall, Durham

Below: Lucknam Park, near Bath

Lucknam Park, near Bath

The hotel: A mile-long tree-lined drive leads to Lucknam Park, with a top spa, Michelin-starred restaurant, beautiful grounds and a grand but welcoming country house feel.

The Christmas package: Afternoon tea on Christmas Eve followed by a champagne reception and Christmas Eve dinner in Lucknam Park's Michelin-starred Restaurant Hywel Jones. On Christmas Day Father Christmas will arrive in a Victorian horse-drawn carriage to deliver presents and offer rides around the estate. The three-night package ends with a Boxing Day black-tie dinner.

Cost of the Christmas package at Lucknam Park for 2021: From £1,335 per room per night for the three-night package based on two sharing.

Article by Sarah Bridge, founder of luxury travel reviews website: ALadyofLeisure.com

“On Christmas Day Father Christmas will arrive in a Victorian horse-drawn carriage to deliver presents and offer rides around the estate.”

Lucknam Park, near Bath





Kewferry Drive, Northwood
 Guide Price £2,100,000



Situated on arguably one of Northwood's most sought after private, gated roads set within close proximity of the town. This attractive detached family home presents just short of 3000sqft of well balanced and spacious accommodation set over three floors. The property is set back from the road accessed via the carriage driveway that provides off street parking for several vehicles. EPC C

Northwood Office
 01923 835355



Copse Wood Way, Northwood
 Guide Price £2,000,000



The current property boasts over 4300 sqft of accommodation comprising of six bedrooms, four bathrooms, gym with a Nordic style shower/steam room, games room, five receptions rooms and large kitchen/breakfast room, utility room. The property has the benefit of annex accommodation that has separate access but versatile for anyone who wishes to incorporate the accommodation into the main body of the house. EPC C

Northwood Office
 01923 835355

Harefield Place

Explore an exclusive development of luxury apartments



Set in 8.5 acres of landscaped grounds, Harefield Place in Ickenham is an elegant Grade II listed Georgian manor house with an illustrious history, which has been transformed into a gated development of 25 converted and newly built two and three-bedroom luxury apartments. With the first residents now settled into their new homes here and the impressive leisure suite complete, interest has surged. Ready to move into and with stunning show homes available to view, Harefield Place offers a rare mix of both classic and contemporary apartments.

In 1786, Harefield Place was built for the Newdigate family, who for almost 440 years were the Lords of Harefield Manor, the baronetcy created in 1440 by King Henry VI; the estate founded in 1446. In July 1602, Queen Elizabeth I visited and was hosted by the Newdigate family; in the grounds they watched a performance of Shakespeare's Othello performed by the King's Men acting company. Following a 2-year restoration project by leading Buckinghamshire housebuilder Manorgrove Homes, in association with Jade Development Enterprises, HAP Architects and Concept Interiors, the estate has been returned to its prestigious residential origins. The first phase of the development is now over 50% sold, with buyers keen to reserve their new home at the sought-after address.

Today, the exclusive development is approached via a sweeping driveway, which opens onto a forecourt and parterre garden in front of the manor house. The restored manor house provides nine two and three-bedroom apartments, whilst the new build wing offers 16 two and three-bedroom apartments. With thoughtful layouts to each home, generous ceiling heights and tall windows, the apartments have fully fitted custom design kitchens and lavish bedroom suites. The luxurious specification includes fully fitted bespoke handmade kitchens with granite worktops and integrated Siemens appliances, engineered solid wood flooring to principal rooms, underfloor heating, Minoli marble effect tiling to bathroom floors and walls and fully fitted bespoke wardrobes.

Harefield Place is situated in Ickenham, just off The Drive - one of the most desirable private roads in Middlesex. Positioned alongside the Colne Valley Regional Park, many of the apartments here boast spectacular views out across the valley, while all the homes offer access to the development's own private grounds and facilities. Residents here can access their own private spa, gymnasium, swimming pool and tennis court. The development includes an on-site Estate Manager, whose role is to ensure that Harefield Place is maintained to the highest level. There is secure allocated parking, in addition to individual store rooms for each property. The homes enjoy their own private outside space ranging from large terraces and balconies to roof terraces.

The homes are well connected by both road and rail, located close to Ickenham Railway Station and the A40/motorway network. Prices from £850,000 up to £1,695,000.

Viewings are available seven days a week by appointment. Please call us on either 01895 733523 or 0203 814 1883. Email us on enquiries@harefieldplace.com or landandnewhomes@robsonswb.com and visit www.harefieldplace.com.



Sandy Lodge Way, Northwood
 Guide Price £1,795,000

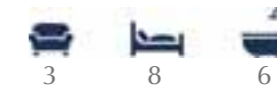


A five double bedroom detached family home having recently been redesigned and refurbished however offers further scope to extend (STPP). Further benefits include a detached garage accessed via a carriage driveway, two reception rooms plus spacious kitchen/diner, a downstairs wc and there are en-suite facilities to the master bedroom plus two extra family bathrooms. EPC E

Northwood Office
 01923 835355



Astons Road, Moor Park
 Guide Price £6,500,000



Enjoying a commanding elevated position in one of Moor Park's most prestigious roads, this impressive residence effortlessly balances period charm and contemporary style to create a home of unquestionable distinction. Having recently undergone extensive renovations, this fine period home offers approximately 7,800 sq.ft of accommodation over three well-appointed levels, with lift access to all floors. EPC E

Moor Park Office
 01923 820622



Temple Gardens, Moor Park
Guide Price £4,650,000



Built in the grounds of where Lord Anson's original Temple of the Winds once stood, this beautiful home has views across the lake and trees to Moor Park Mansion beyond. Set in 2 acres of beautiful landscaped grounds surrounded with mature shrubs and trees creating a very private space in which to relax or entertain. The large frontage rolls down towards Temple Gardens and across to the edge of the lake. EPC E

Moor Park Office
01923 820622



Pembroke Road, Moor Park
Guide Price £3,800,000



Occupying a 0.54 acre plot in one of Moor Park's finest roads, is this attractive 7 bedroom, 7 bathroom detached house set over three floors. The main feature of this property is rear garden which is mainly laid to lawn with a variety of trees and shrubs. There is a covered patio area for entertaining and a covered heated swimming pool to the side of this. To the front of the property is a carriage driveway providing access to the double garage and ample off street parking. EPC E

Moor Park Office
01923 820622



Wolsey Road, Moor Park
Guide Price £3,500,000



A magnificent new detached home located on a desirable private road within the Moor Park Private Estate. The substantial accommodation is beautifully arranged over 3 floors, designed and built to exacting standards finished with a stylish interior design, creating this stunning residence ready for occupation. EPC D

Moor Park Office
01923 820622

robsonswb.com
32



**BUILDING AWARD WINNING
POOLS FOR OVER
40 YEARS**

ORIGIN POOLS

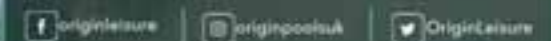
AT ORIGIN WE DO IT ALL
FROM CONCEPT TO COMPLETION

**INDOOR POOLS FROM
£195,000 - £500,000***

Download your free brochure from
www.originpools.co.uk or call the
experts at Origin on 01895 453996



* Inc VAT and subject to T&C's and technical site visit survey





Russell Road, Moor Park
Guide Price £3,750,000



Located on a mature landscaped grounds approaching 0.7acre (pro map data) a traditional 6 bedroom 5 bathroom, 3/4 reception room detached family home within the heart of the sought after private 294 acre Moor Park Estate. Russell Road is considered to be one of Moor Park finest roads, is conveniently located within walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. EPC D

Moor Park Office
01923 820622



Wolsey Road, Moor Park
Guide Price £3,500,000



Occupying a plot of just under half an acre positioned in the heart of the Moor Park private estate, an immaculately presented 8 bedroom, 8 bathroom family home offering over 5000 sqft of accommodation over three levels. EPC C

Moor Park Office
01923 820622



Farm Way, Northwood
Guide Price £1,250,000



A well presented three bedroom, two bathroom detached residence perfectly positioned in the highly desirable Eastbury Farm Estate. To the rear of the property is an attractive secluded garden which is mainly laid to lawn with a variety of trees and shrubs with a small patio area.
EPC D

Moor Park Office
01923 820622



Long Lane, Heronsgate, Chorleywood
Guide Price £3,250,000



A stunning Edwardian elegant family home set on 3.72 acres of mature grounds with fantastic outdoor facilities. This exquisite home is ideal for a family that likes to entertain. With 4 receptions rooms, 6 bedrooms, heated swimming pool and a separate annexe. "Oakhill" has an impressive 300' frontage and a 354ft rear garden all set within the beautiful hamlet of Heronsgate. EPC F

Chorleywood Office
01923 285525

ROBSONS



Long Lane, Heronsgate, Chorleywood

Guide Price £2,250,000



An elegant detached character home set in two acres of lovely mature landscaped grounds. There is also a spacious 2-bedroom cottage, which could offer excellent accommodation for an extended family. The main house comprises; 3 attractive reception rooms, kitchen/breakfast room, utility room, 5 bedrooms and 2 bathrooms. Garaging for 3 cars, home office & a tennis court. EPC E

Chorleywood Office
01923 285525

robsonswb.com
38

How can we help you?

About Us

Graham Fitt Surveyors are an RICS Chartered practice with over 20 years experience in London and the home counties who can provide the full range of home surveys including Building Surveys for both residential and commercial properties, Homebuyer Reports, Diagnosis of Defects and Valuations. We offer a personalised service and aim to be flexible and to provide you with a rapid service tailored around your specific requirements.

Building Survey Report

Home Buyers Report

Red Book Valuations

Matrimonial Valuation Report

Probate Valuation

Shared Ownership

Capital Gains Tax Valuation

Charities Act Valuations

Party Wall Awards

Defect Analysis Report

Engineers Report

Schedules of Condition

Snagging List



GRAHAM FITT
chartered surveyors

Phone: 0208 866 8220 · Email: info@grahamfittsurveyors.co.uk
Unit 4a, First Floor, MS Business Centre, 22 Chapel Lane, Pinner, HA5 1AZ



Wyatts Road, Chorleywood
Guide Price £1,625,000



3700 sq ft 4 bedroom 3 bathroom detached family home in a prime road in Chorleywood. The accommodation comprises a stunning kitchen, open plan with the dining area and lounge, overlooking the rear garden. The living room is currently used as a cinema/games room. The 1st floor - principal & guest suite, 2 further bedrooms and family bathroom. Landscaped rear gardens with summerhouse. Garage via long own drive. EPC D

Chorleywood office
01923 285525



Shire Lane, Chorleywood
Guide Price £1,600,000



This distinguished period family home is situated in the heart of the village & has been in the same family for nearly 50 years. Planning permission to extend and create a detached annex. 3 generous receptions, modern kitchen/breakfast room with bi-fold doors opening onto the patio. There are 5 spacious bedrooms, family bathroom and shower room. Beautiful landscaped rear garden and tandem length garage. EPC E

Chorleywood Office
01923 285525

Grand Designs

MINI celebrates the world premiere of the MINI STRIP, a custom-made, one-off model co-created by Paul Smith and MINI, shining the spotlight on the issue of sustainability in automotive design and manufacturing.





Guided by the overarching theme of ‘Simplicity, Transparency, Sustainability’, the car showcases inspirational ideas for a more sustainable method of automotive design. As the name suggests, the process began by completely stripping down the MINI Electric and reducing it to its structural essence. Only then were the elements that the designer viewed as absolutely necessary defined and implemented – with sustainability taking a front seat.

Oliver Heilmer, Head of MINI Design explains: “For me, the MINI STRIP shows in an impressive way that MINI and Paul Smith share the same bold way of thinking about the future in terms of innovation and design - and together we create more.

Paul asked essential questions right at the start of the design process with his non-automotive and therefore fresh perspective. We are proud to have developed such a strong character statement together.”

An outside perspective is an important source of inspiration.

MINI has always been receptive to views from beyond its universe; they help the brand to sharpen its view of itself and how it approaches challenges. As a designer with a passion for bicycles, books and much more, Paul Smith asked questions that provided fresh energy to explore beyond the obvious.

He said: “I’m incredibly grateful for the opportunity to rethink the iconic MINI. I know and love the existing car, but by respecting the past and looking to the future we have created something very special. I feel very privileged that the MINI team have given me

the confidence and freedom to think laterally about the approach to the design of the car. Together, I think we have created something truly unique, by going back to basics, reducing things down and stripping the car.”

The design – the perfect imperfection

The joint design process applied the principles of maximum reduction, to produce a minimalist, high-class design with a fresh and unconventional appeal. Raw materials are a very deliberate part of the exterior design - the body was left in its unfinished state with no coloured paint applied, but instead just a thin film of transparent paint to protect against corrosion. Grinding marks from the factory have been consciously left intact on the galvanised steel panels to clearly identify the car as a functional object: this intentionally rough-hewn effect was dubbed “the perfect imperfection” by Paul Smith.

The unaffected expressiveness of the materials.

Parts of the MINI black band have been 3D-printed from recycled plastic and their basic material qualities have been left exposed - like the metal panels. Bicycle enthusiast Smith – who enjoys rolling up his sleeves occasionally and replacing or modifying individual parts of his road bikes himself – provided the inspiration for the visible screws in the add-on parts, which show how simple dismantling would be and how easily the vehicle could be reincorporated into the raw-material cycle at the end of its service life. The functional and distinctive front and rear apron inserts were also manufactured via a 3D printing process, which produced their striking texture.



The blanked-off radiator grille of the MINI STRIP and its wheel covers help to reduce drag, thereby increasing its theoretical range. The grille trim and aerodynamic covers on the wheels are made from recycled Perspex, saving both weight and resources. Recycled Perspex was also used for the large panoramic roof that allows curious eyes to view the largely bare structure of the bodyshell inside.

A love of detail.

MINI calls it a ‘twinkle in the eye’, Paul Smith a ‘classic with a twist’ – both refer to unexpected details that are only revealed through the designers’ work at a second or third glance. Opening the doors reveals the signature Paul Smith stripes in a vivid composition of five colours, the charging flap adds a splash of neon green when opened, while the engraved drawing of an electric plug on the flap is Paul Smith’s own work.

Radical reduction in the interior.

The MINI STRIP holds true to the motto of ‘Simplicity and Transparency’ on the inside, too, courtesy of some radical stripping-back. All trim parts have been purposefully omitted (with the exception of the dashboard, topper pad and parcel shelf), turning the bodyshell into the dominant visual feature of the cabin. It has been coloured blue at the explicit request of Paul Smith, producing a particularly eye-catching effect. The exposed, basic material and intense blue tone give the interior an aesthetic appeal all of its own; it is bare yet feels “dressed” at the same time.

Instead of the usual multi-part design, the dashboard consists of one large, semi-transparent section with a smoked-glass finish. Taking its cue from MINI design’s traditional use of circular elements, the geometry has been simplified with a graphical interpretation. There is no classic centre instrument, leaving the driver’s smartphone to take centre stage instead. It is placed where the centre display would normally be, connects automatically to the car and becomes the media control centre. The only physical controls in the interior are located lower in the centre stack, where the toggle switches for the power windows and the start/stop function can be found.

Innovative materials conserve resources.

Alongside the minimalist design inside the MINI STRIP, the use of recycled, environment-friendly materials also underpins the car’s sustainability credentials. The interior is free of both leather and chrome, with the seats upholstered in a knitted fabric. The completely mono-material design for the seat coverings means they are fully recyclable - including the piping - allowing material circularity to be maintained. The floor mats are made from recycled rubber with their terrazzo-like pattern a by-product of the recycling and manufacturing process, positively showcasing the multi-coloured constituent elements enjoying a second life as part of this material.

The dashboard topper pad, door shoulders and parcel shelf are made from recycled cork which doesn’t contain synthetic binding agents – ensuring it’s fully recyclable. With its pleasing firmness combined with a soft feel, cork could provide a substitute for foamed plastics in future. Due to cork’s recyclability and its status as a renewable raw material that actually “fixes” carbon dioxide during its production, there is potential here for reducing greenhouse gases. Another positive side effect of knitted fabric and cork is that they are both open-pore materials that enhance interior acoustics.





Minimalist and functional – the details.

The steering wheel, which is also a focal point of the interior, has been reduced to the most essential functions. Its rim has been wrapped in handlebar tape in true road bike style. Three aluminium spokes connect the rim to the steering wheel's impact absorber, whose mesh covering makes it possible to see the airbag behind. As on the outside of the car, there are visible screws showing how easy it would be to dismantle the steering wheel at a later date and reuse the aluminium. A small, fabric Paul Smith label in the one o'clock position is one of the pointers to the collaboration that can be found in the interior.

The door panels are made from the same mesh material that covers the airbag, enabling the door structure to be clearly seen behind the mesh panels, which are held within a frame. The transparency of the knitted mesh changes according to the angle



of view, adding a further dimension to the interior's appearance. The pull handles in the door shoulders are made from wound climbing rope and, together with the matching seat belts, liven up the interior with their bright orange finish.

Like the pull handles, the door openers in milled aluminium are housed in the cork door shoulders and provide a high-class finishing touch for the door area. As the eye wanders further up the door, it arrives at the exposed airbag unit in the roof pillar. This has the same effect as the visible cable routing in the interior - deliberately drawing attention to functions that are normally concealed during manufacture.

Sparkling ideas for a more sustainable future.

Form follows function in the ingenious details incorporated into the MINI STRIP. Simplicity, transparency and sustainability formed the central themes of the design process and shine through in every aspect of the car. This has enabled the MINI STRIP to translate MINI's Creative Use of Space philosophy into a radical and fundamental redesign of a MINI – especially in the interior. As such, it can provide a catalyst for more sustainable use of resources in automotive design.

Barons Borehamwood MINI
 Stirling Way, Borehamwood WD6 2BT
 Tel: 020 3733 0749
www.baronsborehamwoodmini.co.uk



*For all your home
refurbishment projects*



- Bathrooms
- Kitchens
- Flooring
- Decorating
- Repairs
- Structural work



Contact us:
 Office: 01923 286777
 Mobile: 07720 711828
 Email: darren@danddhome.com
www.danddhomeimprovementsandflooring.com
 Or Visit us in Store:
 3 New Parade, Chorleywood, WD3 5NJ



Solesbridge Lane, Chorleywood
 Guide Price £1,375,000



'Solesbridge House' is a charming and characterful Grade II listed family home that was built in the 17th Century and then altered and extended in both the 19th and 20th Centuries to create this elegant family home. Arranged over two floors the property is well balanced and beautifully presented, providing flexible living accommodation.

Chorleywood Office
 01923 285525



Wyatts Close, Chorleywood
 Guide Price £1,285,000



This beautifully presented 5 bed 3 bath 4 reception detached chalet bungalow, offering generous and flexible living/entertaining space. A luxury fitted kitchen/breakfast/reception, study, together with a bedroom and bathroom on the ground floor. The master bedroom with an ensuite, family bathroom and two further double bedrooms. The attractive and secluded rear garden is approximately 88'. EPC C

Chorleywood Office
 01923 285525



Kings Farm Road, Chorleywood
Guide Price £1,150,000



This immaculate 2800sqft 5 bedroom, 3 bathroom detached family home is on a generous corner plot in a tree lined cul-de-sac location. 3 generous reception rooms, a double aspect kitchen/breakfast room with access to a raised decking and rear garden. 5 bedrooms and 2 bathrooms are found on the 1st floor. There is an attractive landscaped garden, detached garage/workshop and additional driveway accessed via electric gates. EPC D

Chorleywood Office
01923 285525



Trout Rise, Loudwater, Rickmansworth
Guide Price £2,950,000



This striking 5100sqft 5 bedroom 3 bathroom property, situated behind electric gates on a plot circa 1.7 acres. Accommodation comprises; galleried entrance hall, superb kitchen/breakfast room opening to the garden, reception, dining room & study. The first floor; the principal bedroom, guest suite, 3 further double bedrooms and family bathroom. Gated driveway with treble garage and landscaped grounds. EPC B

Rickmansworth Office
01923 77762



The Clump, Rickmansworth
Guide Price £2,950,000



This stunning 8 bedroom, 7 bathroom family home, presented to a very high standard set on a 0.54 acre plot. Accommodation comprises reception hall, living room, study, 40' luxury kitchen/breakfast room, spice kitchen. The 1st floor; master suite, 4 further guest suites. 2nd floor; 3 further bedrooms and family shower room. Beautiful landscaped grounds gated entrance & 10 year guarantee with Build Zone. EPC B

Rickmansworth Office
01923 777762



Trout Rise, Loudwater, Rickmansworth
Guide Price £2,500,000



This substantial 5600sqft family home, lovingly extended and refurbished to a very high standard. The accommodation comprises; reception hall, 4 large reception rooms and the 24' kitchen/breakfast room. The 1st floor; a double aspect principal bedroom suite, 3 further bedrooms with en-suites. The 5th bedroom and family bathroom. The gym is on the 2nd floor. A sweeping driveway, a double integral garage surrounded by landscaped gardens. EPC C

Rickmansworth Office
01923 777762



Spencer Walk, Rickmansworth
 Guide Price £2,095,000



A handsome 7 bed 4 bath 3 reception 4,000sq/ft detached family home situated on one of Rickmansworth's most prestigious roads. Well maintained and consists of; luxury kitchen/breakfast room, drawing room (23'x14'), family room. 5 bedrooms, 3 with ensuites, family bathroom. 2nd floor with 2 further bedrooms. Landscaped garden, sweeping driveway with parking for several vehicles, integral double garage. EPC D

Rickmansworth Office
 01923 777762



Hempstead Road, Watford
 Guide Price £1,950,000



This impressive 4600sqft 6 bedroom, 3 bathroom, 4 reception family home is perfect for family living and entertaining. The accommodation comprises; stunning kitchen/breakfast room open plan with the 28' family room, double aspect lounge, dining room & a 20' garden room. The 1st floor has the principal bedroom suite, a guest suite and 4 further bedrooms. Beautiful landscaped grounds, double garage and a gated entrance. EPC D

Rickmansworth Office
 01923 777762



Lower Plantation, Loudwater, Rickmansworth

Guide Price £1,750,000



This splendid 4000sqft 5 bedroom 3 bathroom 3 reception room detached family home on the exclusive Loudwater Estate. Comprising; a triple aspect sitting room, 28' lounge, dining room, kitchen/breakfast room & study. The 1st floor; principal suite, bedrooms 2 and 3 share an en-suite, two further bedrooms and a family bathroom. Attractive landscaped gardens with patio areas, swimming pool, lawns, shrubs and borders. EPC C

Rickmansworth Office
01923 777762



Woodland Drive, Watford

Guide Price £1,185,000



An attractive 4 bedroom detached family home set in a sought after location. With a spacious living room, study & a luxury fitted kitchen & dining room. On the first floor are four bedrooms and a modern family bathroom. The rear garden has a large patio area and is laid to lawn. To the front of the property there is off street parking for several cars. EPC D

Rickmansworth Office
01923 777762



Now and Forever

Jo Malone London introduces a limited-edition
English Pear & Freesia autumn collection



“When you smell English Pear & Freesia, you’re instantly transported to an orchard where juicy fruit mingles with blooming flowers. There’s something unexpected about the combination of key ingredients and it’s got that freshness and elegance we’re known for.”
Celine Roux, Global Head of Fragrance



This luscious Jo Malone London favourite is inspired by orchards awash with golden sunshine. The sensuous freshness of just-ripe pears wrapped in a bouquet of bright white freesias, their unmistakable blooms radiating innocence and a delicate, cool touch. Mellowed by amber, patchouli and woods.

This special collection includes a limited-edition Cologne and Home Candle in an elegant, fluted glass design, as well as an extra-large 500ml Body & Hand Wash.

Created with meadow foam seed, this bathroom essential gently cleanses skin, leaving body and hands feeling conditioned and soft.

The English Pear & Freesia Cologne Collection brings together this favourite with two of its perfect pairings. Take the golden warmth of delicious pears to the windswept coast by pairing with

Wood Sage & Sea Salt for a fresh fruity fragrance. Or celebrate the beauty of the countryside by pairing with Wild Bluebell for a cool floral fragrance.

A new English Pear & Freesia Layering Collection combines the decorated Cologne in 30ml with a 100ml Body & Hand Wash and 50ml Body Crème. They can be layered together on the skin for an effortless relaxation ritual.

Jo Malone London Boutique store can be found at
34 Market Pl, St Albans AL3 5DG
Tel, 0370 192 5641
www.jomalone.co.uk



Fringewood, Ducks Hill Road, Northwood
 Guide Price From £800,000



A prestigious new collection of eight 2 & 3 bedroom apartments, within easy reach of Northwood's amenities. These beautiful apartments have high quality specifications to ensure modern living in comfort and style. Every detail has been carefully considered; kitchens with comprehensively appointed high quality appliances & bathrooms are havens of luxury; ceiling heights are generous, as are floor areas creating an air of elegance for sophisticated living. EPC B

Land & New Homes Office
 0203 814 1883



Green Lane, Northwood
 Guide Price From £599,950



Aldis House comprises just five 2 bedroom apartments within a beautifully refurbished Edwardian property forming part of a distinguished gated development. Only 2 remaining of beautiful apartments that have been meticulously crafted to provide the very best in modern living with premium contemporary comforts, whilst their style and décor complement the character of the building to create elegant, timeless living spaces. EPC C

Land & New Homes Office
 0203 814 1883



High Street, Rickmansworth
Prices From £255,000



A choice of 4 beautiful studio apartments forming part of a charming period building in central Rickmansworth that has been sympathetically refurbished and enhanced to provide a supremely stylish apartments with contemporary features include quality kitchens and bathrooms, which are perfectly at home with the period details. EPC C

Land & New Homes Office
0203 814 1883





Wolsey Road, Moor Park

£6,500 pcm



A charming 5 bedroom detached home set within the exclusive gated Moor Park Private Estate. Providing well-balanced accommodation of over 5,000sqft, presented to a very high standard. With a large frontage & sweeping carriage driveway provides ample off street parking and access to the garage. Landscaped garden, summerhouse and the patio area provides a good space for outside entertaining. EPC C

Northwood Residential Lettings
01923 822211



Cedars Avenue, Rickmansworth

£4,250 pcm



This exceptional property offers light and spacious accommodation throughout. The ground floor; 2 reception rooms, kitchen/ breakfast/dining room, utility & a wet room. The first floor; generously sized master bedroom with en-suite, three further double bedrooms and the modern family bathroom. Landscaped rear garden with a decked patio area. A front garden, a driveway providing off street parking leading to the integral tandem garage. EPC G

Northwood Residential Lettings
01923 822211



Quinton Close, Pinner

£3,895 pcm



A spacious 5/6 double bedroom, 2 bathroom detached family residence set on a peaceful private road. Featuring; generous L-shape reception room, family room, modern fully fitted kitchen, guest cloakroom and utility room. 5 double bedrooms, a dressing room and two family bathrooms. Set on expansive grounds with well-manicured lawns, a patio, summerhouse and outbuilding. Integral garage and ample off street parking. EPC F

Northwood Residential Lettings

01923 822211



Nower Hill, Pinner

£3,250 pcm



An exceptionally well presented 4 bedroom, 2 bathroom family home in the heart of Pinner village. The property comprises; hallway, lounge, office/bedroom, a modern open planned kitchen/dining room and living room. The first floor; 3 bedrooms, the master bedroom with ensuite shower room and a family bathroom. The property benefits from off street parking for several cars and a secluded rear garden.

Northwood Residential Lettings

01923 822211

ROBSONS

ACF | **Alan C Ford**
BUILDING CONTRACTOR



Loudwater Drive, Rickmansworth
Guide Price £2,250 pcm



This beautiful 2 bedroom apartment forms part of a Regency property within the private gated Loudwater Estate. Renovated to a high specification, creating a modern contemporary feel whilst retaining many original features. 900 sqft arranged over two floors, this property provides a stunning bespoke kitchen a bright lounge with double doors leading to the sun terrace, principal bedroom, second bedroom, luxury bathroom suite and a separate wc. EPC D

Rickmansworth Office
01923 77762

robsonswb.com
70



Founded in 1971, Alan C Ford has established a reputation for selecting the very best sites throughout Middlesex, Buckinghamshire and Hertfordshire, constructing homes of outstanding quality and superior specification.

Whilst acquiring and developing our own sites, we also work with private clients creating new bespoke homes from concept to completion. Gary and his team will walk you through every stage of your new dream home making the process as easy and enjoyable as possible.



CONTACT US

Telephone: 07836 205432 Email: Gary@alancford.co.uk

All Projects shown were drawn by Dubek Design Associates and built by Alan C Ford LTD



High Street, Harefield
£1,200 pcm



A luxury one bedroom apartment in the heart of Harefield Village. The architecture is in keeping with Harefield distinctive character, while the interiors reveal sleek, contemporary comfort and beautifully designed, practical and flexible living space. Details include; open plan living area, modern fitted kitchen, bedroom with ensuite bathroom video entry phone system, parking, communal grounds, unfurnished. EPC D

Northwood Residential Lettings
01923 822211



Eastbury Avenue, Northwood
£2,150 pcm



A superior 3 bedroom 2 bathroom ground floor apartment within a private gated development. Details include; gated access, underground parking, communal gardens, bright and spacious living room, large decked balcony, modern fitted kitchen, separate utility room, master bedroom benefits from a stylish ensuite bathroom, there are two further double bedrooms and a family bathroom. EPC G

Northwood Residential Lettings
01923 822211

WE ARE KEEN TO SHARE WITH YOU OUR
INSIGHTS ON THE LOCAL PROPERTY MARKET
TRENDS AND UP-TO-DATE VALUES

Contact your local office and book an appointment to discuss your plans.

OUR OFFICES

PINNER

☎ 020 8866 8083

✉ pinner@robsonsweb.com

CHORLEYWOOD

☎ 01923 285525

✉ chorleywood@robsonsweb.com

NORTHWOOD

☎ 01923 835355

✉ northwood@robsonsweb.com

RICKMANSWORTH

☎ 01923 777762

✉ rickmansworth@robsonsweb.com

MOOR PARK

☎ 01923 820622

✉ moorpark@robsonsweb.com

NORTHWOOD LETTINGS

☎ 01923 822211

✉ lettings@robsonsweb.com

LAND AND NEW HOMES

☎ 020 3814 1883

✉ land@robsonsweb.com

OUR BUCKINGHAMSHIRE OFFICES

CHESHAM

☎ 01494 211104

✉ chesham@robsonsweb.com

LITTLE CHALFONT

☎ 01494 766304

✉ littlechalfont@robsonsweb.com

AMERSHAM

☎ 01494 724999

✉ amersham@robsonsweb.com

ROBSONS

Middlesex | Hertfordshire | Buckinghamshire

Selling the area's finest homes for over 50 years

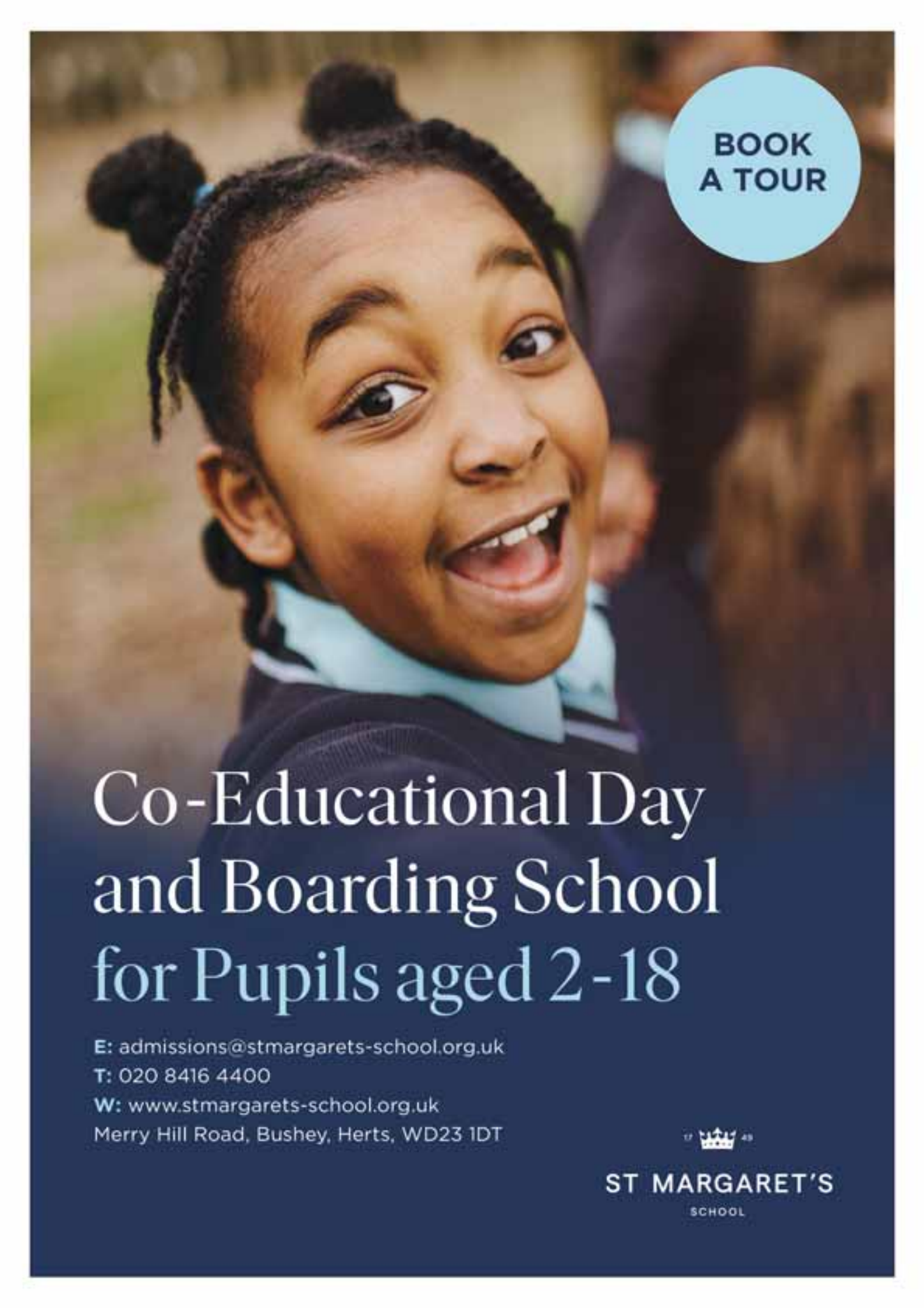
Susie Watson Designs
Art for everyday



Handmade Home Collection
Interior Design • Bespoke Curtains
& Blinds • Fabrics, Paints &
Wallpaper • Wedding List Service

0344 980 8185   
www.susiewatsondesigns.co.uk

Alresford | Chichester | Harrogate | Knutsford
Marlow | Marlborough | Saffron Walden
Salcombe | Sherborne | Tunbridge Wells



**BOOK
A TOUR**

Co-Educational Day and Boarding School for Pupils aged 2-18

E: admissions@stmargarets-school.org.uk

T: 020 8416 4400

W: www.stmargarets-school.org.uk

Merry Hill Road, Bushey, Herts, WD23 1DT



ST MARGARET'S
SCHOOL